

Tentative Agenda for the WAVERLY CITY COUNCIL MEETING to be held on February 27, 2024 at 6:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Pledge of Allegiance
 - 1.c) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance.
 - 1.d) Adoption of Agenda
 - 1.e) Approval of the Consent Agenda Items*

All items listed with an asterisk (*) are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member or a Citizen so requests, in which event the item will be removed from the Consent Agenda status and considered in its normal sequence on the Agenda.
 - 1.f) Proclamations and Presentations
2. **Waverly Ridge Estates**
 - 2.a) Public Hearing: Proposed Zoning Change Request #24-01 from Agricultural District (AG) to Residential (R-2 & R-4) for property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north)
 - 2.b) Consideration of the second reading of Ordinance 24-01 to Rezone a Parcel of Land for property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north) from Agricultural District (AG) to Residential (R-2 and R-4)
 - 2.c) Public Hearing: Proposed Waverly Ridge Estates Preliminary Plat
 - 2.d) Consideration of approval of Waverly Ridge Estates Preliminary Plat, a property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north).
3. **Sheriff's Report**
4. **Public Comments**
5. **Approval of Minutes**
 - 5.a) *Minutes of the February 13, 2024 City Council Meeting
6. **Consideration of Claims and Financial Reports**
 - 6.a) Claims for payment
 - 6.b) Keno & Sales Tax Reports
7. **Introduction of Resolutions**
8. **Introduction of Ordinances**
9. **Introduction of Business and Communications**
 - 9.a) Presentation and consideration of 2022-23 Annual Audit as prepared by HBE, LLC.
 - 9.b) Updates on following items: Water Emergency, Fire Station, Aquatic Center.
 - 9.c) Consideration of quote from JEO Consulting Group, Inc. to perform the 2024 Waverly Water and Sewer Rate Study in an amount not to exceed \$19,900.00.
 - 9.d) Consideration of adding a \$5,000.00 budget item for expenses related to the 1934 Ford Model BB Fire Truck.

9.e) Consideration of a bid for the grading and seeding at the old pool site.

10. Committee Reports

10.a) Human Services (Park & Recreation): Council Member Jespersen

10.b) Public Works (Utilities & Street): Council Member Nielson

10.c) Public Health (Fire & Safety): Council Member Pascoe

10.d) Fiscal & Economic Development: Council Member Hummel

10.e) City Administrator Fisher

11. Adjournment

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

ORDINANCE NO. 24-01

AN ORDINANCE OF THE CITY OF WAVERLY, NEBRASKA TO REZONE A TRACT OF LAND COMPOSED OF LOTS 67 I.T., 68 I.T. AND 70 I.T., ALL LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA FROM AGRIGULTURAL DISTRICT (AG) TO RESIDENTIAL (R2 AND R4).

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WAVERLY, NEBRASKA:

That the Official Zoning Map for the City of Waverly be amended by changing the following:

- Rezoning a Tract of Land Composed of Lot 70 I.T., located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R2) as shown in Exhibit A.
- Rezoning a Tract of Land Composed of Lot 67 I.T. and Lot 68 I.T. and a portion of Lot 70 I.T., located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4) as shown in Exhibit B.
- Rezoning a Tract of Land Composed of a portion of Lot 70 I.T., located in the West Half of Section 15, Township 11 North, Range 8 East of the 6TH P.M., Lancaster County, Nebraska from Agricultural District (AG) to Residential (R4) as shown in Exhibit B.

That the City Clerk is hereby directed to take such actions as are necessary and appropriate to effectuate the change as set forth above on the official zoning map of the City.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

William D. Gerdes, Mayor

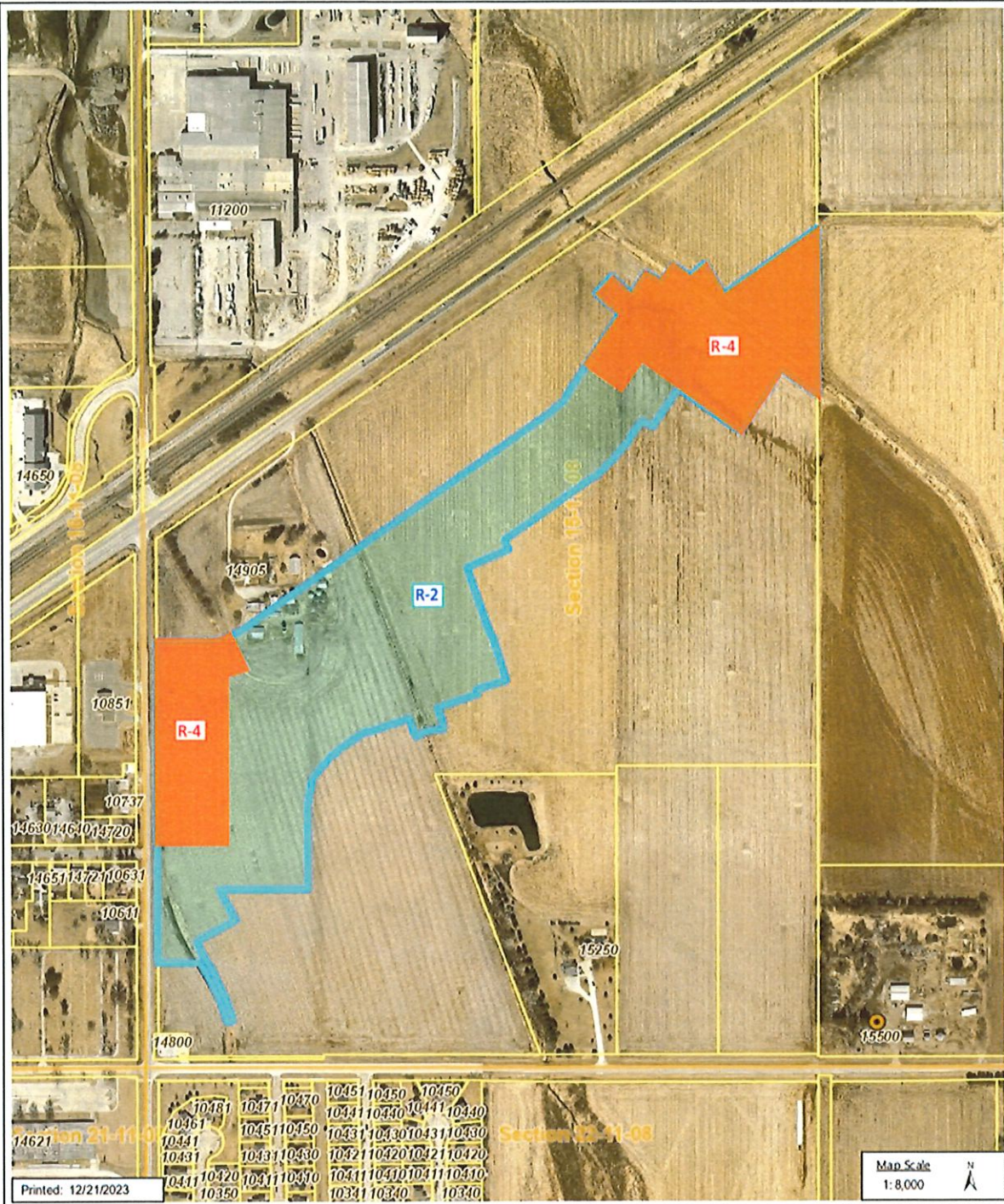
ATTEST:

Megan K. Frye, City Clerk/Deputy Treasurer

(SEAL)



315, 111, 60, 001 Principal Meridian, LOT 70 W 1/2 &
LOTS 67-68 NW



DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.

FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 263.24' TO THE POINT OF BEGINNING; THENCE S33°52'05"W, A DISTANCE OF 180.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"W, A DISTANCE OF 73.77' TO A POINT TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 600.00', AN ARC LENGTH OF 229.75', A CHORD LENGTH OF 228.35', A TANGENT LENGTH OF 116.30', AND A CHORD BEARING OF S44°18'33"W, TO A POINT; THENCE S55°16'44"W, A DISTANCE OF 412.70' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'49", A RADIUS OF 780.00', AN ARC LENGTH OF 43.07', A CHORD LENGTH OF 43.06', A TANGENT LENGTH OF 21.54', AND A CHORD BEARING OF S24°44'03"E TO A POINT; THENCE S66°50'51"W, A DISTANCE OF 180.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°29'01", A RADIUS OF 601.42', AN ARC LENGTH OF 36.57', A CHORD LENGTH OF 36.56', A TANGENT LENGTH OF 18.29', AND A CHORD BEARING OF S21°25'39"E TO A POINT; THENCE S20°02'41"E, A DISTANCE OF 211.81' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 01°54'24", A RADIUS OF 2,350.00', AN ARC LENGTH OF 78.20', A CHORD LENGTH OF 78.20', A TANGENT LENGTH OF 39.10', AND A CHORD BEARING OF S19°05'29"E, TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 133.89' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 120.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 19.80' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 45.30' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°47'27", A RADIUS OF 310.00', AN ARC LENGTH OF 42.15', A CHORD LENGTH OF 42.12', A TANGENT LENGTH OF 21.11', AND A CHORD BEARING OF S14°14'33"E, TO A POINT; THENCE S87°18'42"W, A DISTANCE OF 25.69' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 30°25'46", A RADIUS OF 170.00', AN ARC LENGTH OF 90.29', A CHORD LENGTH OF 89.23', A TANGENT LENGTH OF 46.23', AND A CHORD BEARING OF S72°05'49"W; TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A

CENTRAL ANGLE OF $08^{\circ}10'16''$, A RADIUS OF 310.00', AN ARC LENGTH OF 44.21', A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.14', AND A CHORD BEARING OF $N22^{\circ}13'25''W$ TO A POINT; THENCE $N18^{\circ}08'17''W$, A DISTANCE OF 32.55' TO A POINT; THENCE $S71^{\circ}51'43''W$, A DISTANCE OF 170.00' TO A POINT; THENCE $N18^{\circ}08'17''W$, A DISTANCE OF 7.54' TO A POINT; THENCE $S55^{\circ}16'44''W$, A DISTANCE OF 129.70' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $09^{\circ}09'26''$, A RADIUS OF 311.48', AN ARC LENGTH OF 49.78', A CHORD LENGTH OF 49.73', A TANGENT LENGTH OF 24.94', AND A CHORD BEARING OF $S50^{\circ}42'01''W$, TO A POINT; THENCE $S40^{\circ}50'53''W$, A DISTANCE OF 109.24' TO A POINT; THENCE $S10^{\circ}25'21''W$, A DISTANCE OF 98.10'; TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $07^{\circ}13'39''$, A RADIUS OF 300.00', AN ARC LENGTH OF 37.84', A CHORD LENGTH OF 37.82', A TANGENT LENGTH OF 18.95', AND A CHORD BEARING OF $S03^{\circ}22'38''W$ TO A POINT; THENCE $S00^{\circ}14'12''E$, A DISTANCE OF 292.84' TO A POINT; THENCE $S89^{\circ}45'48''W$, A DISTANCE OF 345.46' TO A POINT; THENCE $S27^{\circ}54'10''E$, A DISTANCE OF 136.25' TO A POINT; THENCE $S62^{\circ}05'50''W$, A DISTANCE OF 177.36' TO A POINT; THENCE $S26^{\circ}13'05''E$, A DISTANCE OF 55.62' TO A POINT; THENCE $S32^{\circ}06'29''E$, A DISTANCE OF 68.18' TO A POINT; THENCE $S27^{\circ}54'10''E$, A DISTANCE OF 68.00' TO A POINT; THENCE $S22^{\circ}38'05''E$, A DISTANCE OF 67.67' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $10^{\circ}22'23''$, A RADIUS OF 450.00', AN ARC LENGTH OF 81.47', A CHORD LENGTH OF 81.36', A TANGENT LENGTH OF 40.85', AND A CHORD BEARING OF $S20^{\circ}57'11''E$ TO A POINT; THENCE $S74^{\circ}14'01''W$, A DISTANCE OF 29.93' TO A POINT; THENCE $N15^{\circ}43'20''W$, A DISTANCE OF 92.51' TO A POINT; THENCE $N27^{\circ}45'45''W$, A DISTANCE OF 97.01' TO A POINT; THENCE $N31^{\circ}44'51''W$, A DISTANCE OF 64.76' TO A POINT; THENCE $S89^{\circ}54'53''W$, A DISTANCE OF 165.00' TO A POINT; THENCE $N00^{\circ}14'03''W$, ALONG THE EAST RIGHT OF WAY OF NORTH 148TH STREET A DISTANCE OF 430.01' TO A POINT; THENCE $N89^{\circ}45'48''E$, A DISTANCE OF 289.97' TO A POINT; THENCE $N00^{\circ}14'12''W$, A DISTANCE OF 492.65' TO A POINT; THENCE $N00^{\circ}14'39''W$, A DISTANCE OF 158.48' TO A POINT; THENCE $N13^{\circ}22'54''W$, A DISTANCE OF 30.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $06^{\circ}07'25''$, A RADIUS OF 450.00', AN ARC LENGTH OF 48.09', A CHORD LENGTH OF 48.07', A TANGENT LENGTH OF 24.07', AND A CHORD BEARING OF $N73^{\circ}33'24''E$ TO A POINT; THENCE $N19^{\circ}30'19''W$, A DISTANCE OF 149.98' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $15^{\circ}13'07''$, A RADIUS OF 300.00', AN ARC LENGTH OF 79.68', A CHORD LENGTH OF 79.45', A TANGENT LENGTH OF 40.08', AND A CHORD BEARING OF $N62^{\circ}53'18''E$ TO A POINT; THENCE $N55^{\circ}16'44''E$, A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $21^{\circ}56'22''$, A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF $N44^{\circ}18'33''E$ TO A POINT; THENCE $N33^{\circ}20'23''E$, A DISTANCE OF 106.54' TO A POINT; THENCE $S56^{\circ}08'30''E$, A DISTANCE OF 150.01' TO A POINT; THENCE $N33^{\circ}20'57''E$, A DISTANCE OF 149.98' TO A POINT; THENCE $S56^{\circ}07'55''E$, A DISTANCE OF 199.40' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A

CALCULATED AREA OF 1,243,973.34 SQUARE FEET OR 28.56 ACRES, MORE OR LESS.

1/22/24

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LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND COMPOSED OF LOT 67 I.T. AND LOT 68 I.T. AND A PORTION OF LOT 70 I.T., LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 462.65' TO A POINT; THENCE S33°20'57"W, A DISTANCE OF 149.98' TO A POINT; THENCE N56°08'30"W, A DISTANCE OF 150.01' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 270.01' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 62.35' TO A POINT; THENCE N41°41'03"W, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°33'23", A RADIUS OF 464.35', AN ARC LENGTH OF 85.55', A CHORD LENGTH OF 85.43', A TANGENT LENGTH OF 42.90', AND A CHORD BEARING OF N42°33'11"E TO A POINT; THENCE S41°41'03"E, A DISTANCE OF 57.80' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 50.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 79.02' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE S00°11'36"E, ON THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 606.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 397,630.70 SQUARE FEET OR 9.13 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 2

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 70 I.T., LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 70 I.T, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET; THENCE,

EAST, ON THE NORTH LINE OF SAID LOT 17 I.T., ON AN ASSUMED BEARING OF N89°45'48"E, A DISTANCE OF 180.78' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION' HAVING A CENTRAL ANGLE OF 19°15'56", A RADIUS OF 300.00', AN ARC LENGTH OF 100.87', ON A NORTH LINE OF SAID LOT 70 I.T., A CHORD LENGTH OF 100.40', A TANGENT LENGTH OF 50.92', AND A CHORD BEARING OF N80°07'50"E, TO A POINT; THENCE S19°30'19"E, A DISTANCE OF 149.98' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 06°07'25", A RADIUS OF 450.00', AN ARC LENGTH OF 48.09', A CHORD LENGTH OF 48.07', A TANGENT LENGTH OF 24.07', AND A CHORD BEARING OF S73°33'24"W TO A POINT; THENCE S13°22'54"E, A DISTANCE OF 30.00' TO A POINT; THENCE S00°14'39"E, A DISTANCE OF 158.48' TO A POINT; THENCE S00°14'12"E, A DISTANCE OF 492.65' TO A POINT; THENCE S89°45'48"W, A DISTANCE OF 289.97' TO A POINT ON AN EAST LINE OF SAID RIGHT OF WAY; THENCE N00°14'03"W, ON AN EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 818.55' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 240,258.41 SQUARE FEET OR 5.52 ACRES, MORE OR LESS

WITH A COMBINED TOTAL AREA OF 637,889.11 SQUARE FEET OR 14.64 ACRES MORE OR LESS

1/22/24

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**City of Waverly
Building and Zoning Department
Zoning Change Report**

Date: December 27, 2023

To: Waverly Planning Commission Members:
Kris Bohac, Melissa Brown, Lindsay Erickson, Heather Chloupek, Tyson Ritz, Allison Stark, Joseph Poole

CC: Stephanie Fisher, Bill Gerdes

From: Mike Palm, Building Inspector/Zoning Administrator

Subject: **Change of Zoning Request 24-01**

General Information:

Legal Description: A tract of land composed of lots 67 I.T., 68 I.T. and 70 I.T., all located in the West half of Section 15, Township 11 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska.

Land area: 1,881,895 sq. ft.

Applicant: Smetter Custom Homes, Inc.
9700 Thornwood Cir.
Lincoln, NE 68512

Owner: Smetter Custom Homes, Inc.

Existing Zoning: Agricultural (AG)

Propose Zoning: Single-Family Residential (R-2), Multiple- Family Residential (R-4)

Existing Land Use: Crops

Surrounding Land Use and Zoning:

North:	Zoned: Agricultural	Use: Crops/Roca Land & Cattle
South:	Zoned: Agricultural	Use: Crops/Roca Land & Cattle
East:	Zoned: Agricultural	Use: Crops
West:	Zoned: Residential/Mixed Use	Use: Homes/Roper

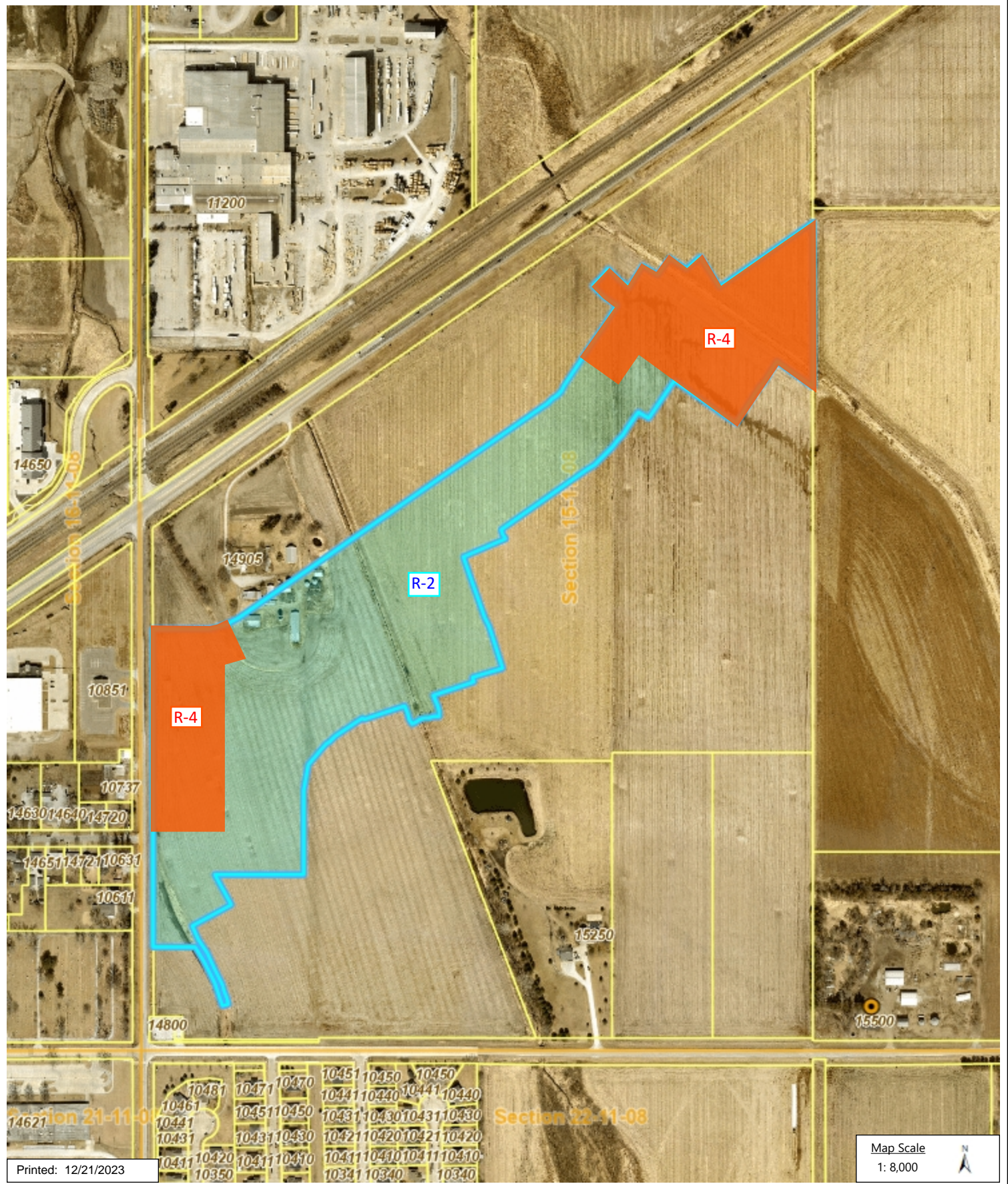
Comprehensive Plan Considerations:

The Future Land Use Map designates this area as Residential

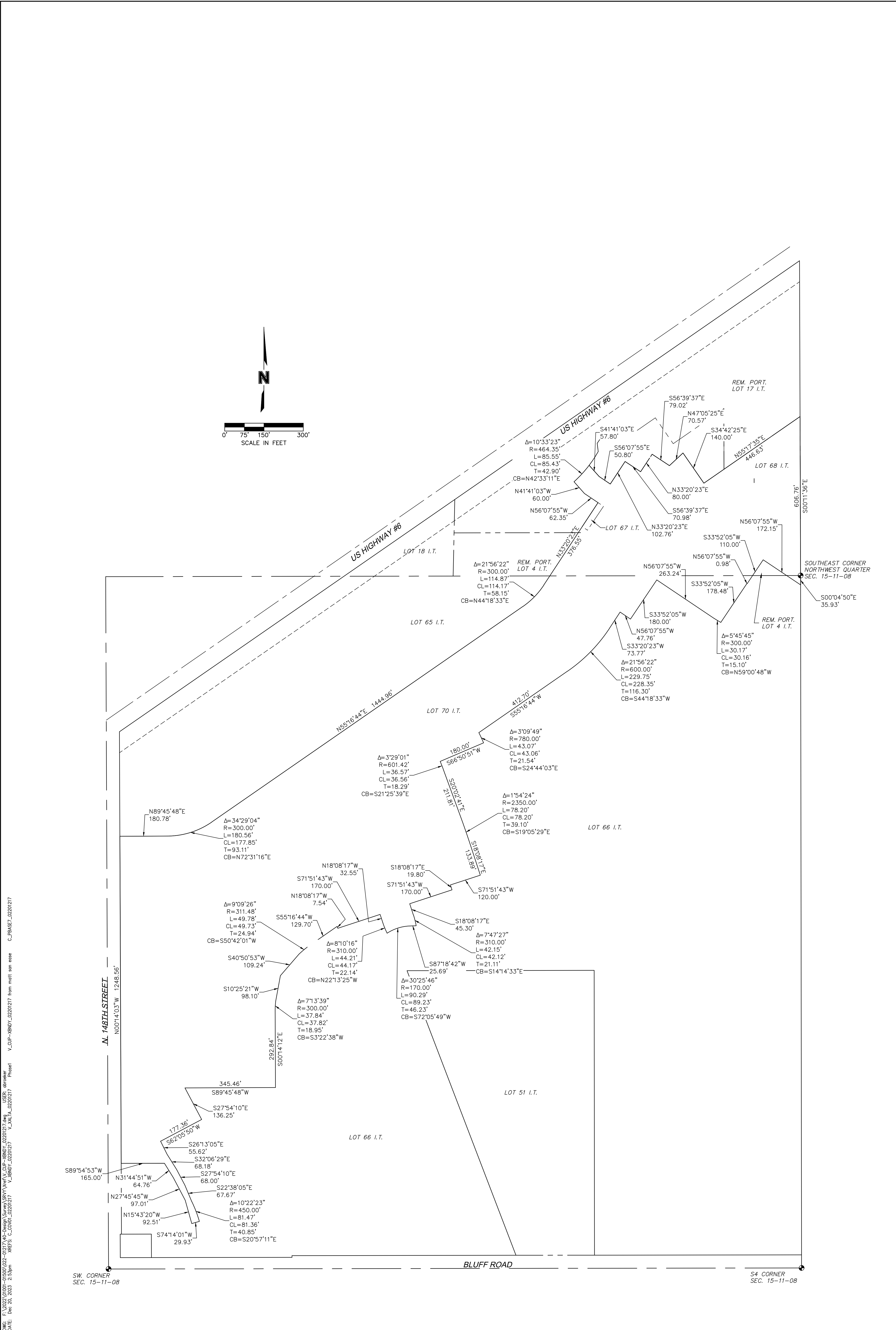
Analysis:

1. The proposed zoning for property described above is Residential (R-2 & R-4). Proposed R-2 District is medium density, single-family lots. Proposed R-4 districts are Multiple-Family (Townhome) lots.
2. The property currently lies outside of the city's corporate limits. The property would be annexed after approval of a final plat.
3. Per the City's Future Land Use Map, this property is designated for Residential Use.
4. The property is surrounded by AG District properties to the North, East, and South. The property is bound by 148th Street to the West.

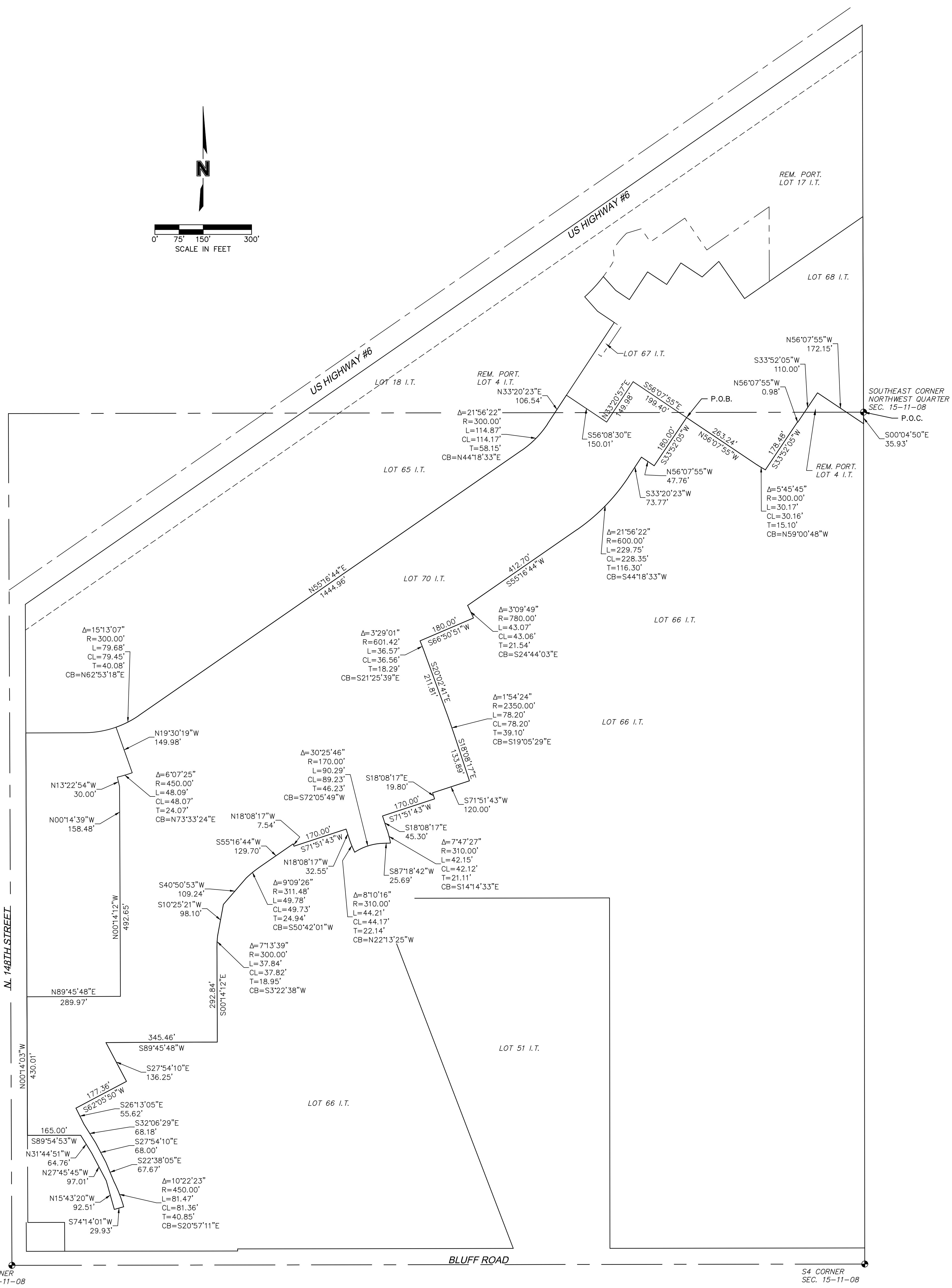
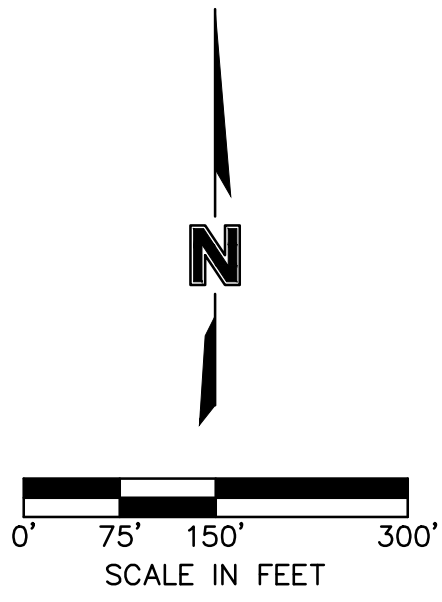
5. The portion to be rezoned is planned to be subdivided into 94 single family lots and 82 townhome lots
6. Based on the information provided, I recommend approval of the zoning change request.



DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.



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 V:\CUP-XNDY_02201217
 V:\CUP-XNDY_02201217
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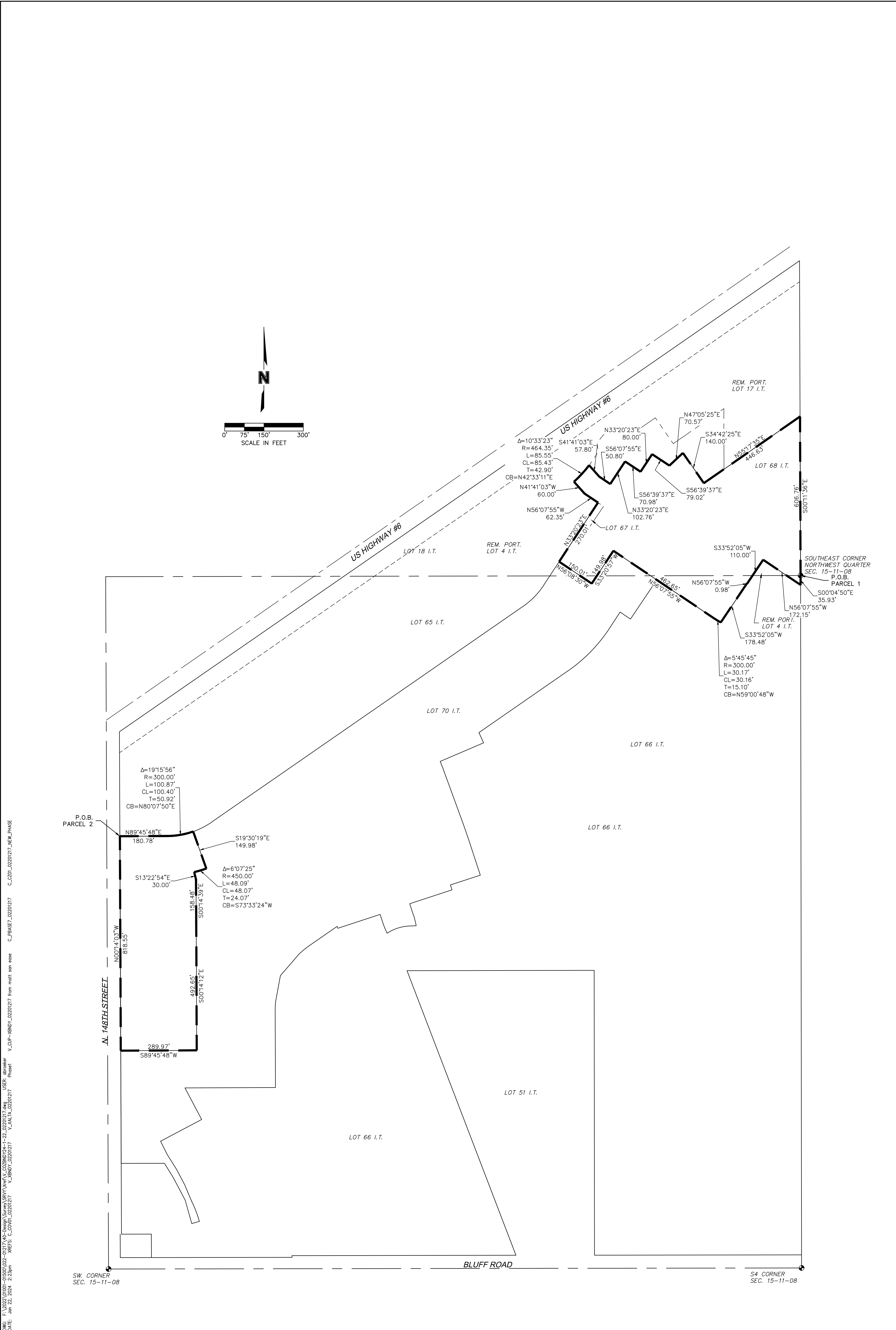
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PROJECT NO: 022-01217
 DRAWN BY: ALB
 DATE: 1/22/2024

CHANGE OF ZONE AG TO R2

olsson
 601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68589
 TEL: 402.474.6311

EXHIBIT 1



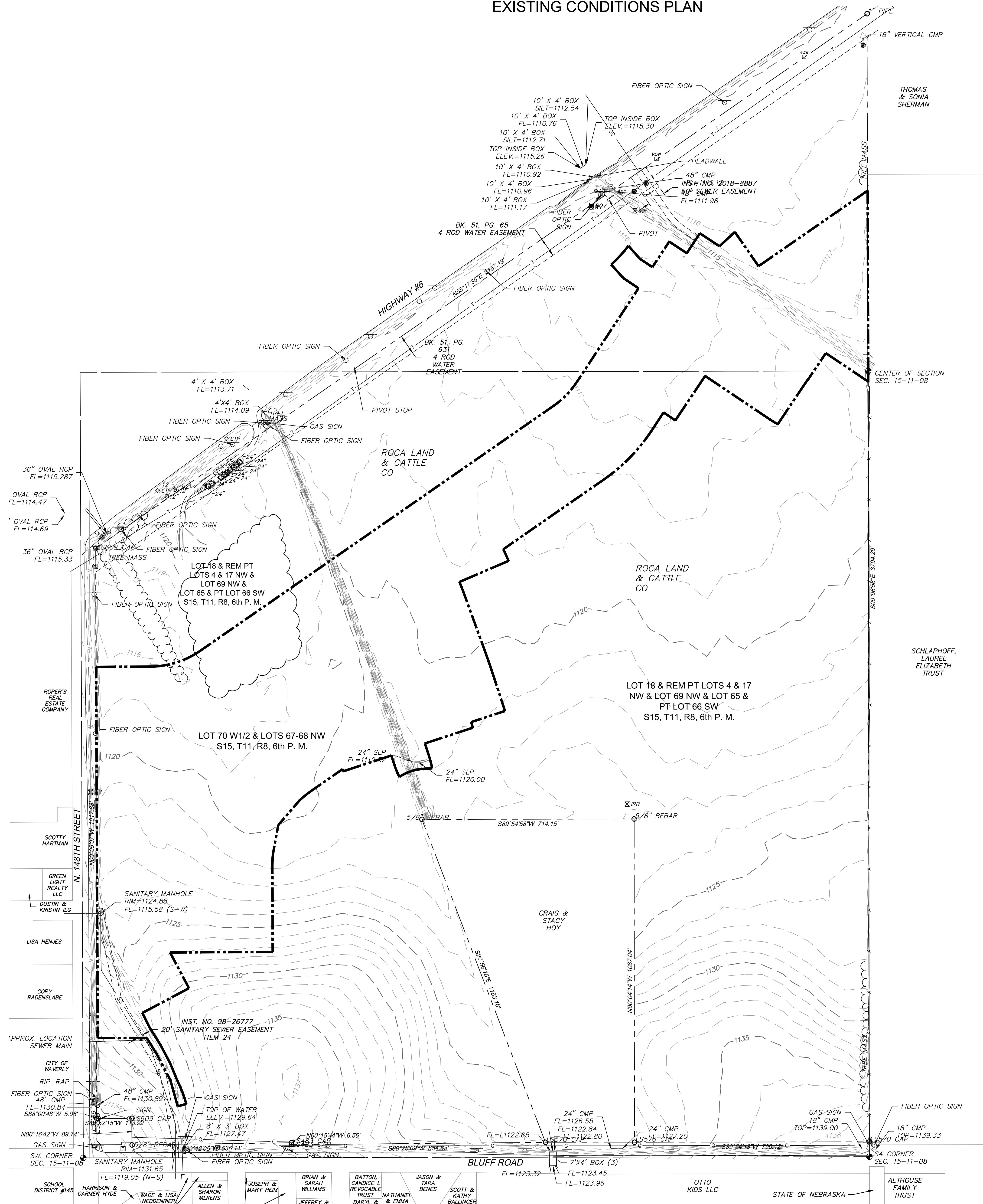
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PROJECT NO: 022-01217
 DRAWN BY: ALB
 DATE: 1/22/2024

CHANGE OF ZONE AG TO R4

olsson	601 P Street, Suite 200 F.O. Box 84608 Lincoln, NE 68508 TEL: 402.474.6311	EXHIBIT
	1	

WAVERLY RIDGE ESTATES EXISTING CONDITIONS PLAN



LEGEND

●	BOLLARD
○	BLOW-OFF VALVE
○	CONFEROUS TREE
○	DECIDUOUS TREE
○	FOUND PROPERTY CORNER
○	IRRIGATION VALVE
○	JUNCTION BOX
○	LIGHT POLE
○	RIGHT-OF-WAY MARKER
○	SECTION CORNER
○	SIGN
○	SANITARY SEWER MANHOLE
○	STUMP
○	TELEPHONE RISER
○	TELEPHONE MANHOLE
○	WATER WELL
○	WATER VALVE
---	CONTOUR LINE
---	CENTER LINE
---	PROPERTY LINE
---	SECTION LINE
---	CHAIN LINK FENCE
---	WIRE FENCE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	UNDERGROUND GAS MAIN
---	OVERHEAD POWER
---	UNDERGROUND POWER
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE TELEVISION LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND TRAFFIC LINE
---	STEAM TUNNEL
---	TREE MASS

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.
2. TREE SIZES ARE THE TRUNK SIZE AT APPROX. 3' FROM GROUND LEVEL. TREE CANOPY SIZES ARE NOT INCLUDED.
3. HORIZONTAL CONTROL IS: LANCASTER COUNTY GRID.

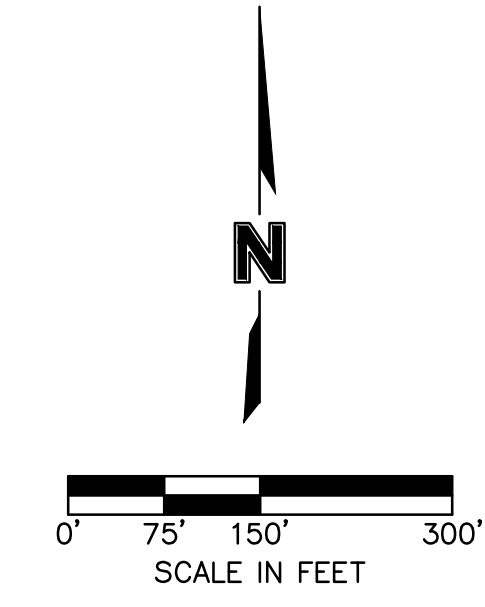
CONTROL POINTS

PNT.	NORTHING	EASTING	ELEV.	DESC.
1	242094.08	212887.07	.	2" ALUM. CAP S4 CORNER
2	242090.02	210242.23	.	2" ALUM. CAP SW. CORNER
4	244737.00	212883.35	.	LS595 CAP CENTER OF SECTION

BENCHMARKS

1. ALUM. CAP AT THE INTERSECTION OF N. 148TH STREET AND JAMESTOWN STREET, APPROX. 33' N. OF THE INTERSECTION APPROX. 19' W OF THE CENTERLINE OF N. 148TH STREET. ELEV.=1125.50 (N.A.V.D. 1988)

NOTE: BENCHMARKS SHALL BE CHECKED INTO CITY OF WAVERLY MONUMENTS PRIOR TO CONSTRUCTION OR CONSTRUCTION STAKING.



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EXISTING CONDITIONS PLAN
WAVERLY RIDGE ESTATES
PRELIMINARY PLAN

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

2023

drawn by: _____
checked by: _____
approved by: _____
date: 06/07/2023

ECM

WAVERLY, NE

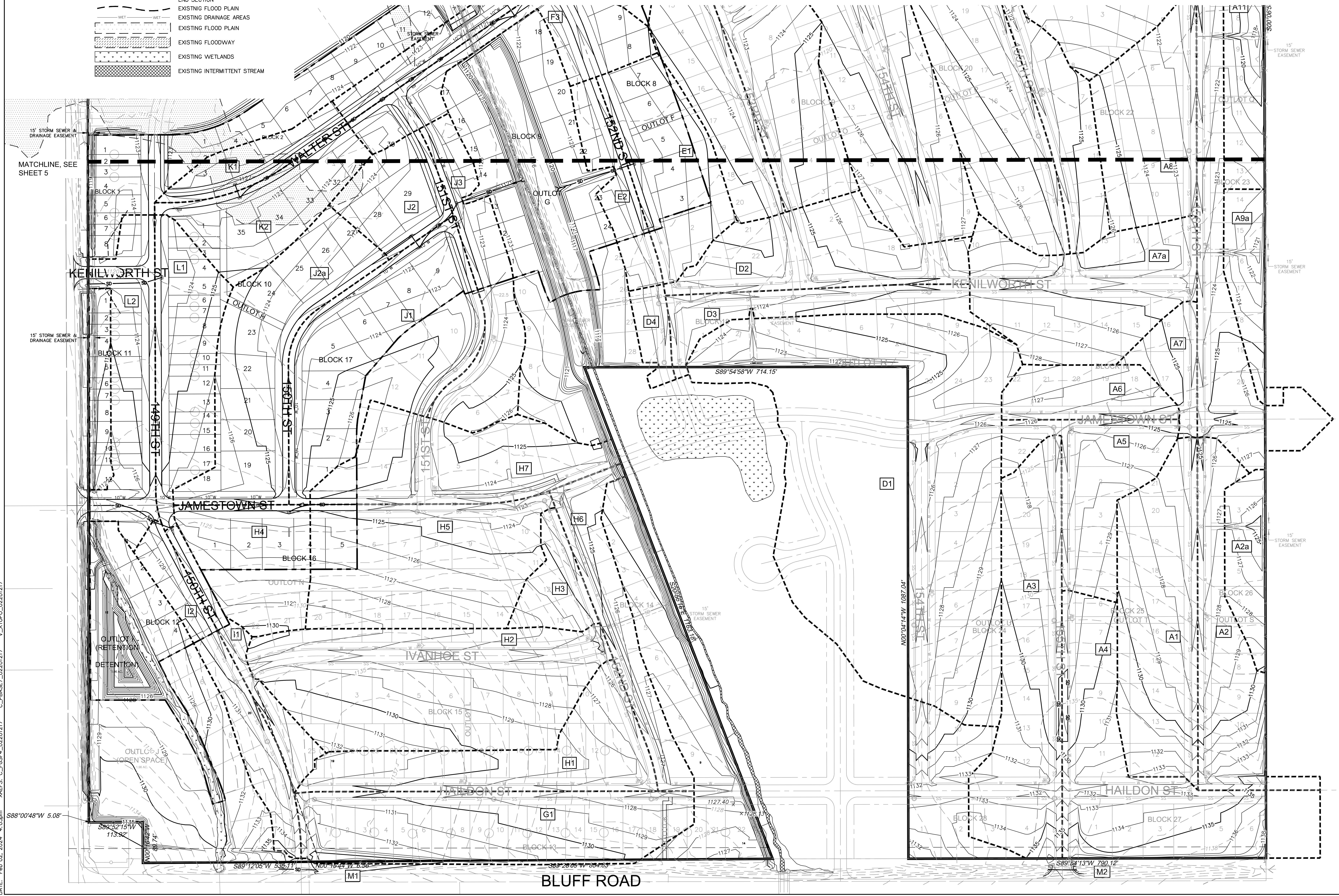
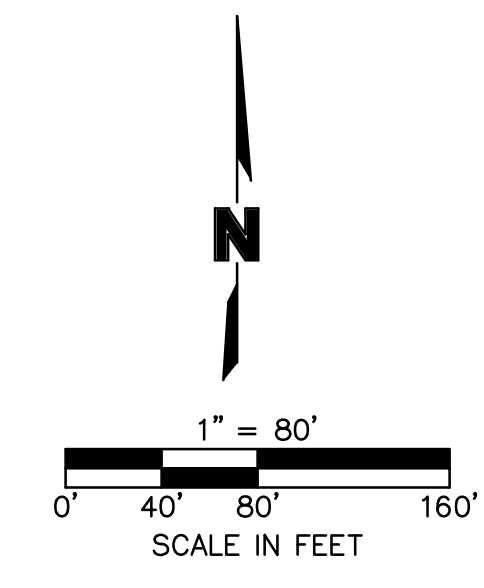
SHEET
2 of 18

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 DATE: Feb 14, 2024 2:22pm
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WAVERLY RIDGE ESTATES GRADING AND DRAINAGE PLAN

LEGEND

	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	FUTURE RIGHT OF WAY
	SECTION LINE
	EXISTING CENTERLINE
	PROPOSED CENTERLINE
	FUTURE CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	DRAINAGE AREA
	PROPOSED STORM SEWER
	SHEET MATCH LINE
	PROPOSED STORM SEWER INLET
	PROPOSED FLARED END SECTION
	EXISTING FLOOD PLAIN
	EXISTING DRAINAGE AREAS
	EXISTING FLOOD PLAIN
	EXISTING FLOODWAY
	EXISTING WETLANDS
	EXISTING INTERMITTENT STREAM



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REV. NO.	DATE	REVISION DESCRIPTION

GRADING AND DRAINAGE PLAN
 WAVERLY RIDGE ESTATES
 PRELIMINARY PLAN

WAVERLY, NEBRASKA
 2023

drawn by:	
checked by:	
GAOCC by:	
project no.:	022-01217
drawing no.:	
date:	

1" = 80'
SCALE IN FEET

WAVERLY RIDGE ESTATES GRADING AND DRAINAGE PLAN

PRELIMINARY PIPE SIZING CALCULATIONS

Minor Storm System Conveyance Analysis										Major Storm System Conveyance Analysis														
Minor Storm Average Return Frequency (yr): 5										Major Storm Average Return Frequency (yr): 100														
Location	Area (acres)	Coefficient C	A x C	Sum A x C	Time of Concentration (min)	Return Frequency (yr)	Intensity (in/hr)	Runoff Coefficient	Pipe Slope S ₀ (ft/ft)	Pipe Length (ft)	Pipe Diameter D (inches)	Pipe Capacity Q _p (cfs)	Pipe Velocity V _p (fps)	Time in Section (min)	Intensity 100 (in/hr)	Freq. Factor Cf	Flow Q100 (cfs)	Overflow Rate Slope S _o (ft/ft)	Street Width (ft)	Street Capacity Q _s (cfs)	Swale Width W (ft)	Swale Capacity Q _{sw} (cfs)	Overflow Pipe Capacity Q _{op} (cfs)	COMMENT
A1	2.75	0.40	1.10	1.10	10.20	5	4.67	5.1	0.0064	33	15	5.2	4.2	0.13	8.35	1.25	11.5	0.005	27	44.5	0	0	49.7	Street
A2a	0.74	0.40	0.30	0.30	8.00	5	5.03	1.5	0.0050	341	12	2.5	3.2	1.77	9.00	1.25	3.3	0.005	27	44.5	0	0	47.0	Street
A2	1.90	0.40	0.76	2.16	10.20	5	4.67	10.1	0.0093	73	18	10.1	5.7	0.21	8.35	1.25	22.5	0.005	27	44.5	0	0	54.6	Street
A3	3.04	0.40	1.22	2.54	14.44	5	4.11	10.4	0.0099	288	18	10.5	5.9	0.81	7.35	1.25	23.4	0.005	27	44.5	0	0	55.0	Street
A4	3.32	0.40	1.33	1.33	13.20	5	4.25	5.6	0.0077	345	15	5.7	4.6	1.24	7.61	1.25	12.6	0.005	27	44.5	0	0	50.2	Street
A5	1.73	0.40	0.69	0.69	9.80	5	4.73	3.3	0.0050	33	15	4.6	3.7	0.15	8.46	1.25	7.3	0.005	27	44.5	0	0	49.1	Street
A6	0.96	0.40	0.38	3.62	15.28	5	4.01	14.5	0.0192	44	18	14.6	8.2	0.09	7.19	1.25	32.5	0.005	27	44.5	0	0	59.1	Street
A2 & A6	0.40	0.00	0.00	5.78	15.35	5	4.01	23.1	0.0105	232	24	23.2	7.4	0.52	7.17	1.25	51.8	0.005	27	44.5	0	0	67.7	Street
A7	0.99	0.40	0.24	6.01	15.87	5	3.95	23.7	0.0111	200	24	23.8	7.6	0.44	7.07	1.25	53.1	0.005	27	44.5	0	0	68.3	Street
A7a	2.75	0.40	1.10	7.42	28.28	5	3.81	28.2	0.0050	400	15	29.0	4.7	1.13	6.82	1.25	63.2	0.005	27	44.5	0	0	73.5	Street
A8	2.09	0.40	0.84	8.69	18.64	5	3.68	32.0	0.0061	296	30	32.0	6.5	0.76	6.59	1.25	71.6	0.005	27	44.5	0	0	76.5	Street
A9a	0.76	0.40	0.30	0.30	8.00	5	5.03	1.5	0.0050	141	12	2.5	3.2	0.73	9.00	1.25	3.4	0.005	27	44.5	0	0	47.0	Street
A7 & A9a	0.40	0.00	0.00	6.32	16.31	5	3.90	24.7	0.0119	458	24	24.7	7.9	0.97	6.99	1.25	55.2	0.005	27	44.5	0	0	69.2	Street
A9	3.41	0.40	1.36	1.36	14.50	5	4.10	5.6	0.0075	35	15	5.6	4.6	0.13	7.34	1.25	12.5	0.005	27	44.5	0	0	50.1	Street
A10	2.66	0.40	1.06	9.75	19.40	5	3.62	35.3	0.0074	34	30	35.3	7.2	0.08	6.47	1.25	78.9	0.005	27	44.5	0	0	79.8	Street
A11	1.09	0.40	0.44	0.44	8.00	5	5.03	2.2	0.0050	136	12	2.5	3.2	0.71	9.00	1.25	4.9	0.005	27	44.5	0	0	47.0	Street
A7a & A11	0.40	0.00	0.00	7.85	18.41	5	3.70	29.1	0.0051	84	30	29.3	6.0	0.23	6.63	1.25	65.0	0.005	27	44.5	0	0	73.8	Street
A12	2.61	0.40	1.04	10.26	19.99	5	3.57	36.6	0.0083	35	30	37.4	7.6	0.08	6.38	1.25	81.8	0.005	27	44.5	0	0	81.9	Street
A13	0.62	0.40	0.25	0.25	8.00	5	5.03	1.2	0.0050	146	12	2.5	3.2	0.76	9.00	1.25	2.8	0.005	27	44.5	0	0	47.0	Street
A10 & A13	0.40	0.00	0.00	10.00	19.48	5	3.61	36.1	0.0079	228	30	36.5	7.4	0.51	6.46	1.25	80.7	0.005	27	44.5	0	0	81.0	Street
A14	1.02	0.40	0.41	10.67	20.07	5	3.56	38.0	0.0086	33	30	38.0	7.7	0.07	6.37	1.25	84.9	0.005	27	0.0	20	146	184.0	Swale
A15	0.76	0.40	0.30	10.97	20.14	5	3.55	39.0	0.0091	148	30	39.1	8.0	0.31	6.36	1.25	87.2	0.005	27	0.0	20	146	185.1	Swale
B1	4.82	0.40	1.93	1.93	28.10	5	3.01	5.8	0.0081	19	15	5.8	4.7	0.07	5.39	1.25	13.0	0.005	27	44.5	0	0	50.3	Street
B2	1.09	0.40	0.44	0.44	9.90	5	4.71	2.1	0.0050	32	12	2.5	3.2	0.17	8.43	1.25	4.6	0.005	27	44.5	0	0	47.0	Street
B3	1.09	0.40	0.44	2.80	28.17	5	3.01	8.4	0.0096	312	18	10.3	5.8	0.89	5.38	1.25	18.8	0.005	27	44.5	0	0	54.8	Street
B4	3.77	0.40	1.51	2.79	21.30	5	3.46	9.6	0.0085	283	18	9.7	5.5	0.86	6.19	1.25	21.6	0.005	27	44.5	0	0	54.2	Street
B5	3.20	0.40	1.28	1.28	24.10	5	3.26	4.2	0.0050	41	15	4.6	3.7	0.18	5.83	1.25	9.3	0.005	27	44.5	0	0	49.1	Street
B6	2.45	0.40	0.98	3.77	22.16	5	3.40	12.8	0.0149	325	18	12.8	7.3	0.75	6.08	1.25	28.6	0.005	27	44.5	0	0	57.3	Street
B7	2.22	0.40	0.89	1.35	19.70	5	3.59	4.8	0.0057	55	15	4.9	4.0	0.23	6.43	1.25	10.8	0.005	27	44.5	0	0	49.4	Street
B8	1.15	0.40	0.46	0.46	16.50	5	3.88	1.8	0.0050	32	12	2.5	3.2	0.17	6.95	1.25	4.0	0.005	27	44.5	0	0	47.0	Street
B3,B6,B7	0.40	0.00	0.00	7.92	22.91	5	3.34	26.4	0.0137	222	24	26.5	8.4	0.44	5.98	1.25	59.2	0.005	27	44.5	0	0	71.0	Street
B9	0.99	0.40	0.24	0.24	8.20	100	8.94	2.1	0.0050	35	12	2.5	3.2	0.18	8.94	1.25	2.6	0.005	27	44.5	0	0	47.0	Street
B10	1.86	0.40	0.74	8.89	23.35	100	5.92	52.7	0.0543	140	24	52.7	16.8	0.14	5.92	1.25	65.8	0.005	27	44.5	0	0	97.2	Street
C1	0.48	0.40	0.19	0.19	10.90	100	8.27	1.6	0.0050	33	12	2.5	3.2	0.17	8.27	1.25	2.0	0.005	27	44.5	0	0	47.0	Swale
C2	0.55	0.40	0.22	0.41	10.00	100	8.40	3.5	0.0095	41	12	3.5	4.4	0.15	8.40	1.25	4.3	0.005	27	44.5	0	0	48.0	Swale
D1	9.64	0.30	2.89	2.89	21.40	5	3.45	10.0	0.0091	12	18	10.0	5.7	0.04	6.18	1.25	22.3	0.005	27	44.5	0	0	54.5	Street
D2	2.06	0.40	0.82	0.82	23.90	5	3.27	2.7	0.0058	72	12	2.7	3.5	0.35	5.85	1.25	6.0	0.005	27	44.5	0	0	47.2	Street
D3	1.15	0.40	0.46	4.18	25.80	100	5.63	23.5	0.0109	33	24	23.6	7.5	0.07	5.63	1	23.5	0.005	27	0.0	0	0	23.6	Pipe
D4	0.34	0.40	0.14	4.31	25.87	100	5.62	24.3	0.0115	255	24	24.3	7.7	0.55	5.62	1	24.3	0.005	27	0.0	0	0	24.3	Pipe
E1	1.88	0.40	0.75	0.75	23.40	5	3.31	2.5	0.0050	33	12	2.5	3.2	0.17	5.92	1.25	5.6	0.005	27	0.0	20	146	148.5	Swale
E2	0.80	0.40	0.32	1.07	11.40	5	4.49	4.8	0.0171	144	12	4.7	5.9	0.40	8.04	1.25	10.8	0.005	27	0.0	20	146	150.7	Swale
F1	1.80	0.40	0.72	0.72	21.20	5	3.47	2.5	0.0050	414	12	2.5	3.2	2.15	6.21	1.25	5.6	0.005	27	44.5	0	0	47.0	Street
F2	0.81	0.40	0.32	0.32	14.20	100	7.40	2.4	0.0050	33	12	2.5	3.2	0.17	7.40	1	2.4	0.005	27	0.0	0	0	2.5	Pipe
F3	1.55	0.40	0.62	1.66	20.60	100	6.29	10.5	0.0087	105	18	9.8	5.5	0.32	6.29	1	10.5	0.005	27	0.0	0	0	9.8	Pipe
G1	3.07	0.40	1.23	1.23	12.50	5	4.34	5.3	0.0069	205	15	5.4	4.4	0.78	7.77	1.25	11.9	0.005	27	44.5	0	0	49.9	Street
H1	2.13	0.40	0.85	0.85	13.70	5	4.19	3.6	0.0050	86	15	4.6	3.7	0.39	7.50	1.25	8.0	0.005	27	44.5	0	0	49.1	Street
H2	4.23	0.40	1.69	2.54	30.00	5	2.91	7.4	0.0050	277	18	7.4	4.2	1.10	5.20	1.25	16.5	0.005	27	44.5	0	0	51.9	Street
H3	0.65	0.40	0.26	0.26	11.70	5	4.45	1.2	0.0050	32	12	2.5	3.2	0.17	7.96	1.25	2.6	0.005	27	44.5	0	0	47.0	Street
H4	1.54	0.40	0.62	0.62	32.60	5	2.78	1.7	0.0050	495	12	2.5	3.2	2.57	4.97	1.25	3.8	0.005	27	44.5	0	0	47.0	Street
H5	3.14	0.40	1.26	2.78	34.70	100	4.80	13.3	0.0154	131	18	13.0	7.4	0.30	4.80	1	13.3	0.005	27	0.0	0	0	13.0	Pipe
H6	1.29	0.40	0.52	3.32	14.10	5	4.15	13.8	0.0172	38	18	13.8	7.8	0.08	7.42	1.25	30.8	0.005	27	44.5	0	0	58.3	Street
H7	2.27	0.40	0.91	0.91	19.20	100	6.50	5.9	0.0084	32	15	5.9	4.8	0.11	6.50	1	5.9	0.005	27	0.0	0	0	5.9	Pipe
H5 & H6	0.40	0.00	0.00	6.10	14.18	100	7.40	45.2	0.0122	131	30	45.3	9.2	0.24	7.40	1	45.2	0.005	27	0.0	0	0	45.3	Pipe
I1	0.62	0.40	0.25	0.25	17.30	5	3.81	0.9	0.0050	33	12	2.5	3.2	0.17	6.81	1.25	2.1	0.005	27	0.0	20	146	148.5	Swale
I2	1.23	0.40	0.49	0.74	13.00	5	4.28	3.2	0.0079	127	12	3.2	4.0	0.52	7.66	1.25	7.1	0.005	27	0.0	20	146	149.2	Swale
J1	3.39	0.40	1.36	2.83	29.50	100	5.25	14.9	0.0201	130	18	14.9	8.4	0.26	5.25	1</								

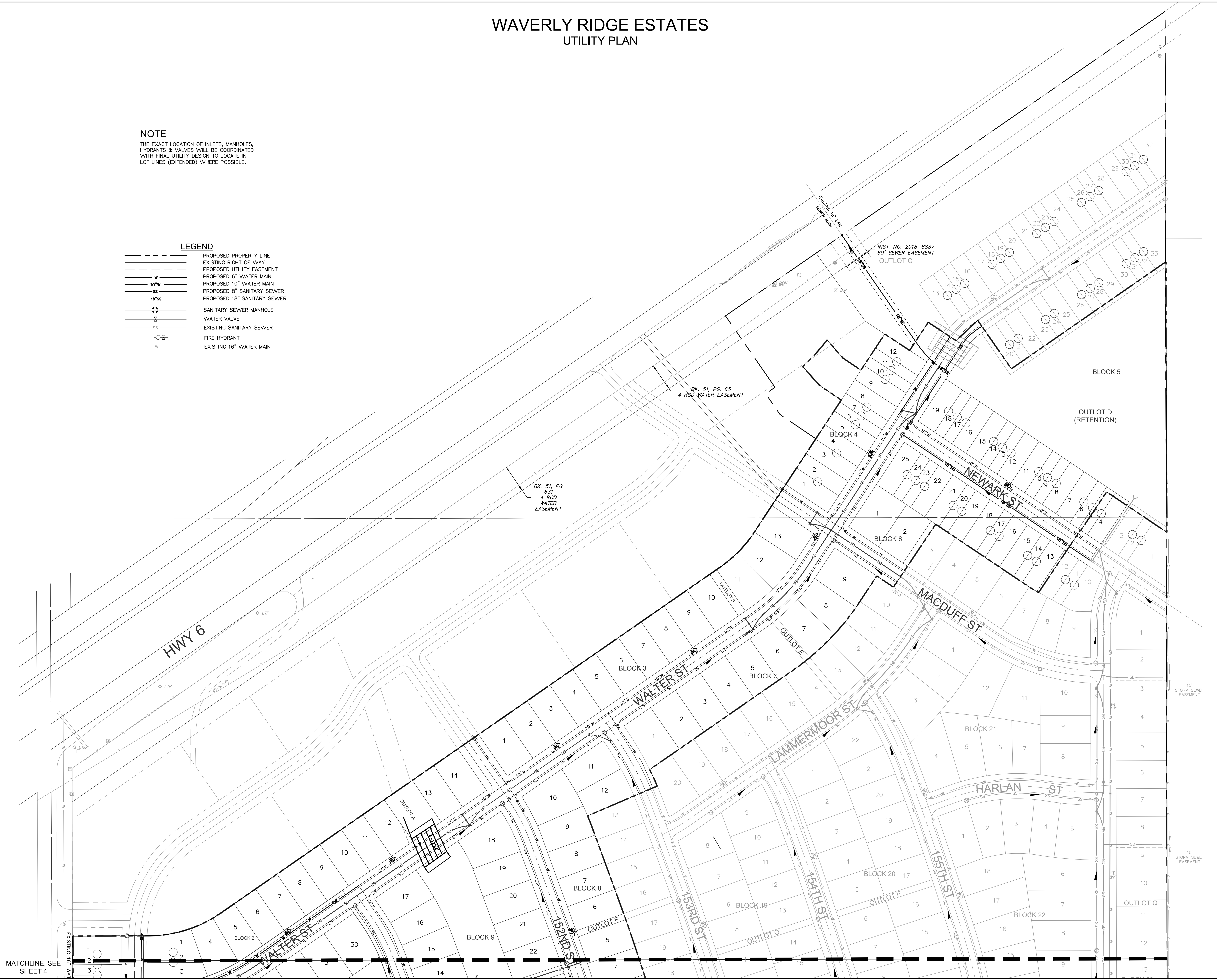
WAVERLY RIDGE ESTATES UTILITY PLAN

NOTE

THE EXACT LOCATION OF INLETS, MANHOLES, HYDRANTS & VALVES WILL BE COORDINATED WITH FINAL UTILITY DESIGN TO LOCATE IN LOT LINES (EXTENDED) WHERE POSSIBLE.

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	PROPOSED 6" WATER MAIN
	PROPOSED 10" WATER MAIN
	PROPOSED 8" SANITARY SEWER
	PROPOSED 18" SANITARY SEWER
	SANITARY SEWER MANHOLE
	WATER VALVE
	EXISTING SANITARY SEWER
	FIRE HYDRANT
	EXISTING 16" WATER MAIN



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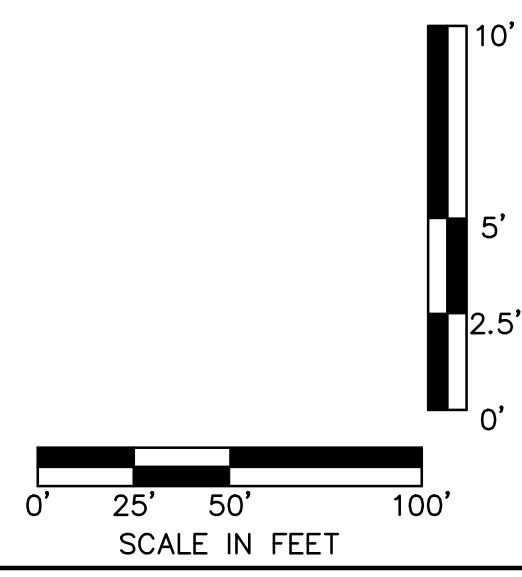
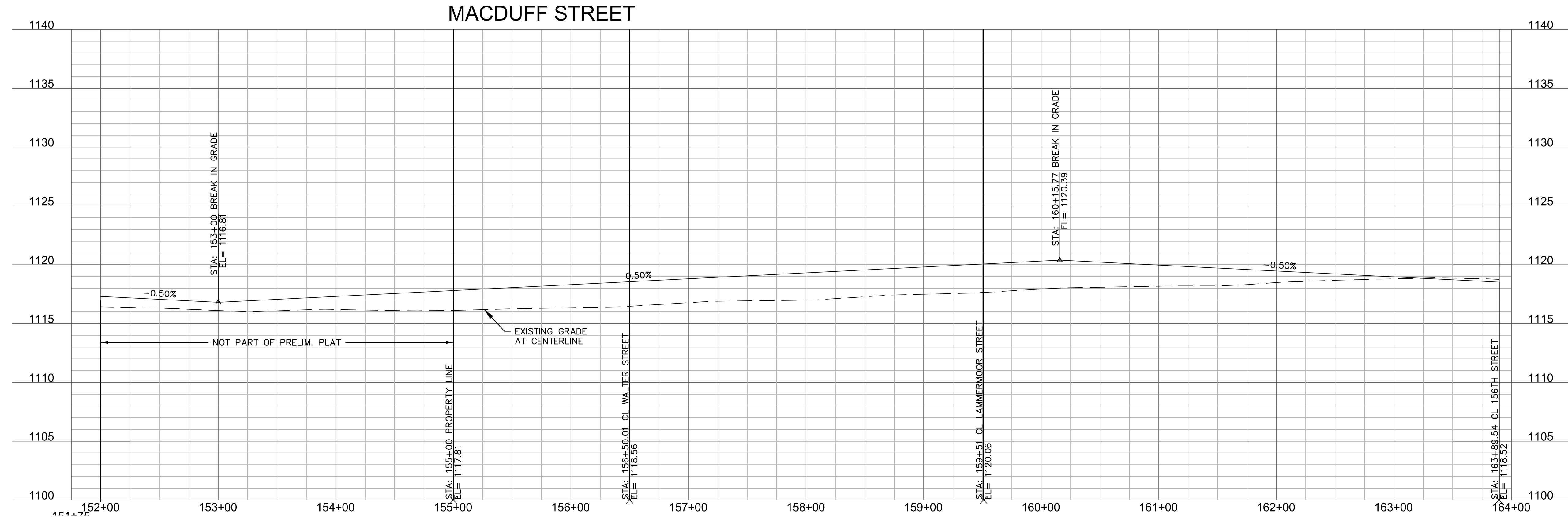
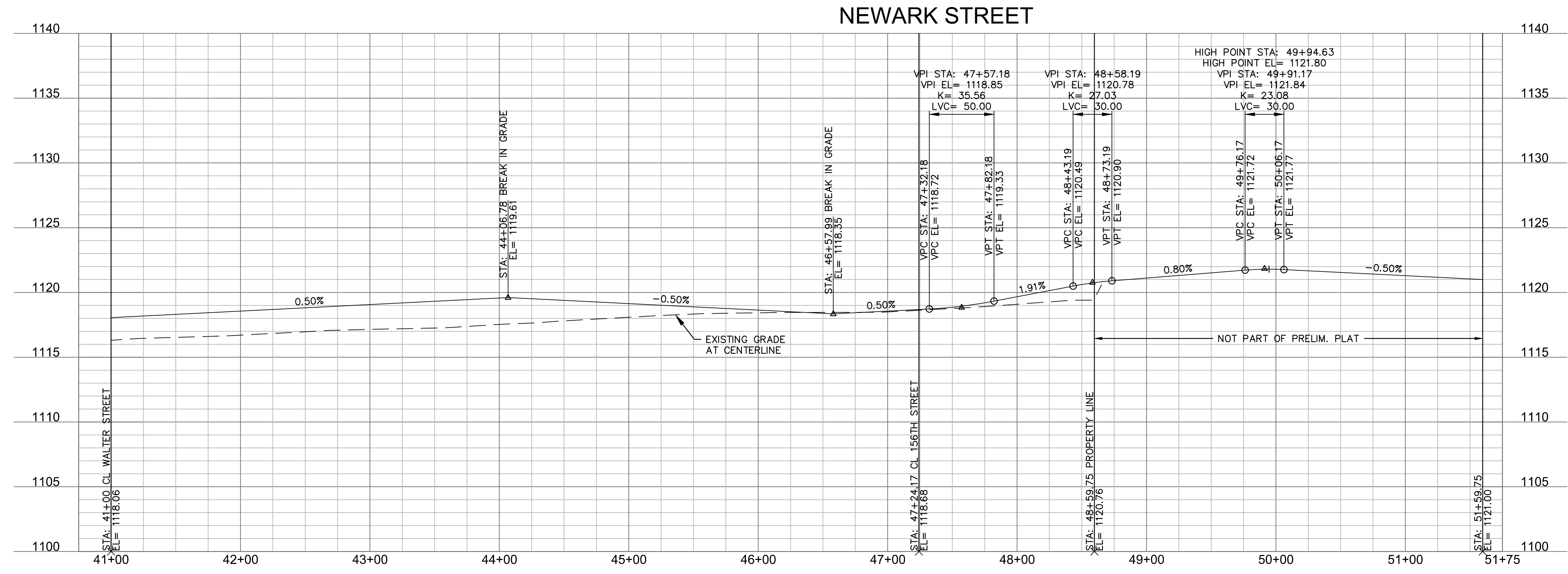
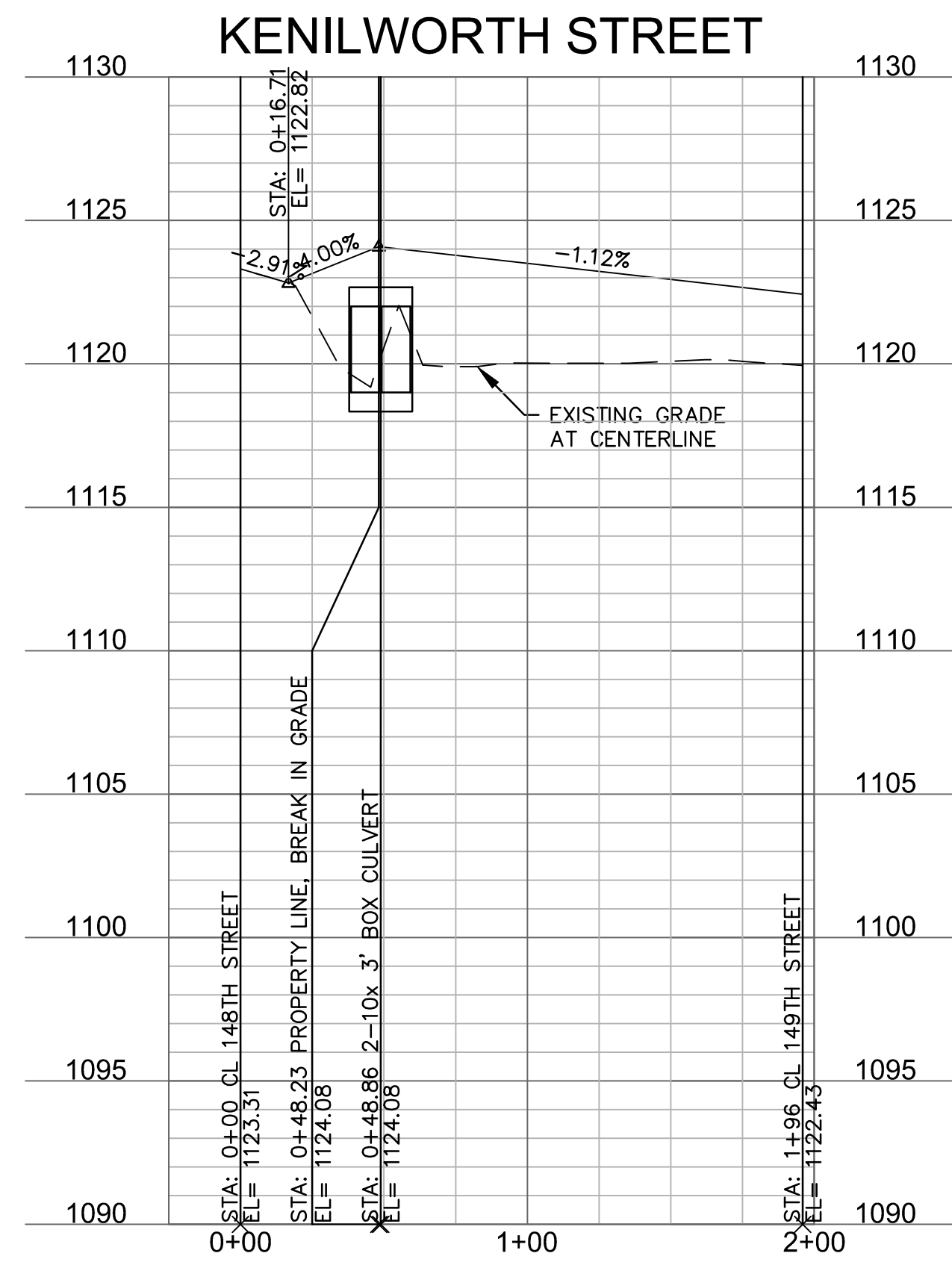
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UTILITY PLAN	2023
WAVERLY RIDGE ESTATES PRELIMINARY PLAT	WAVERLY, NEBRASKA

drawn by: _____ checked by: _____ Gantt by: _____ project no.: 022-02127 drawing no.: _____ date: 00.00.00	SHEET 8 of 18
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 USER: mtongston
 XREFS: V_XTDRP_02201217 C_PBLSE7_02201217

MATCHLINE, SEE SHEET 4



drawn by: _____
 checked by: _____
 approved by: _____
 GACD by: _____
 project no.: 022-01217
 drawing no.: _____
 date: 06/07/2023

PHASE PLAN
 WAVERLY RIDGE ESTATES
 PRELIM PLAT

REV. NO.	DATE	REVISIONS DESCRIPTION
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REV. NO.	DATE	REVISIONS DESCRIPTION
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REV. NO.	DATE	REVISIONS DESCRIPTION
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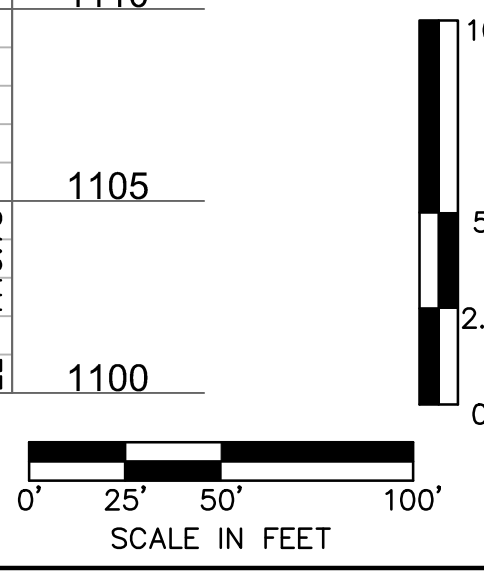
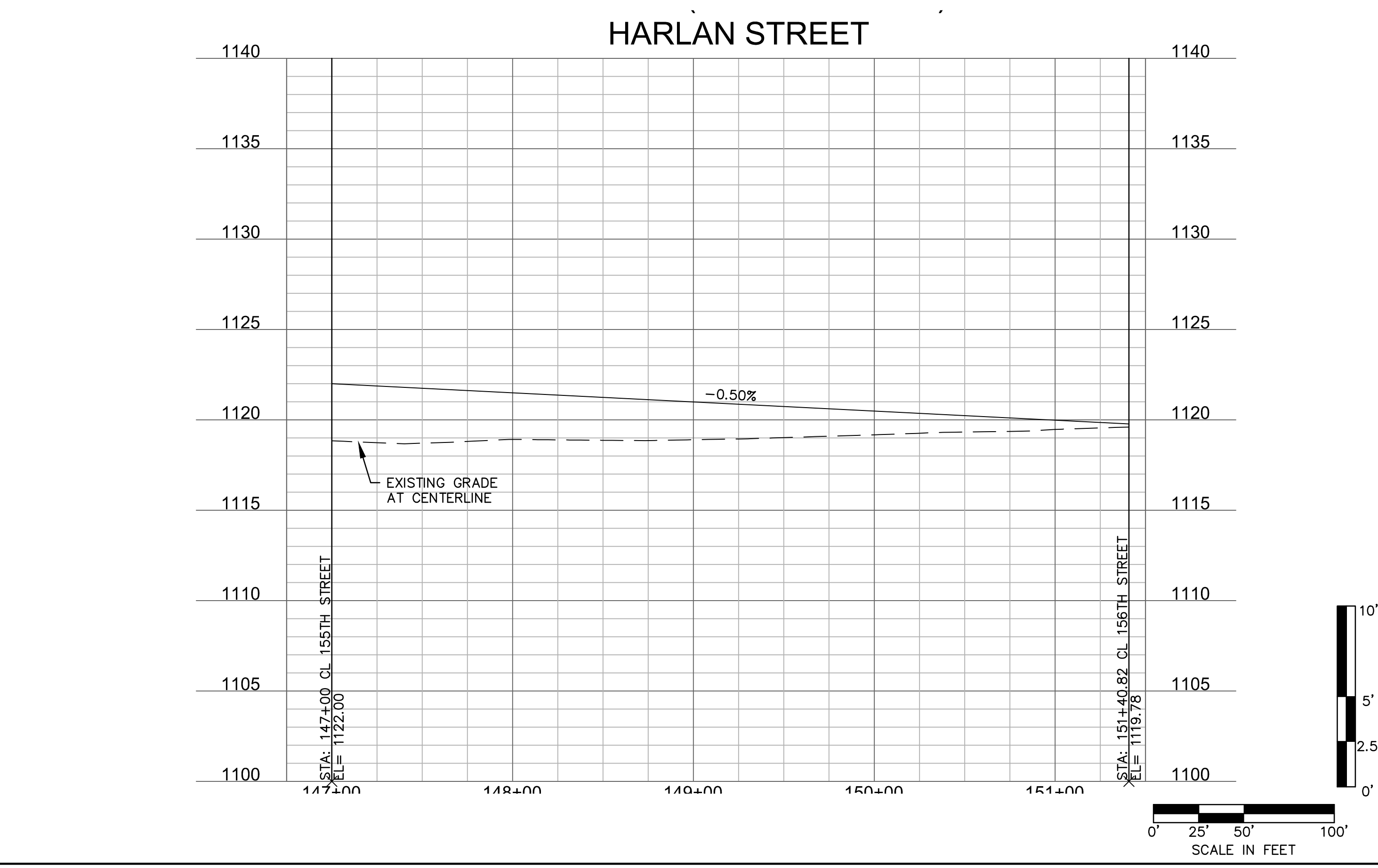
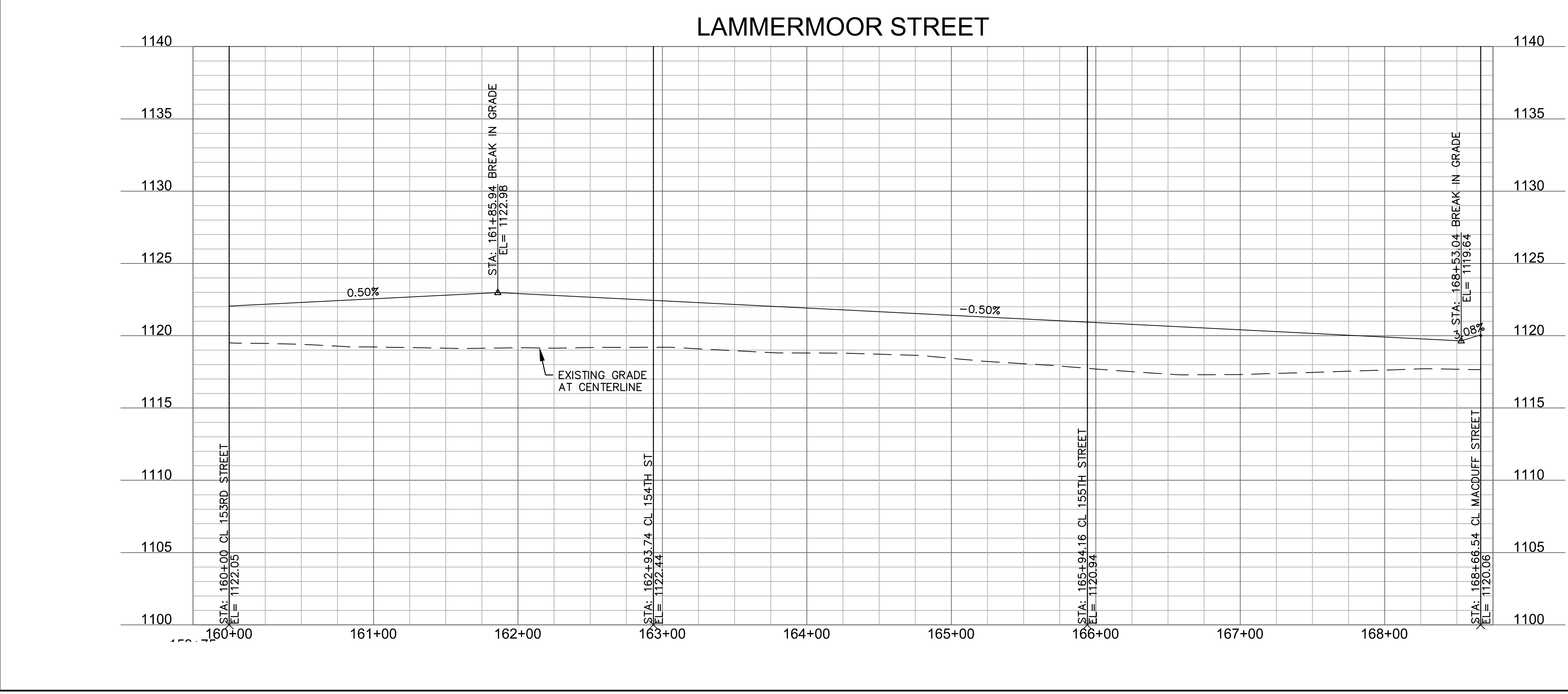
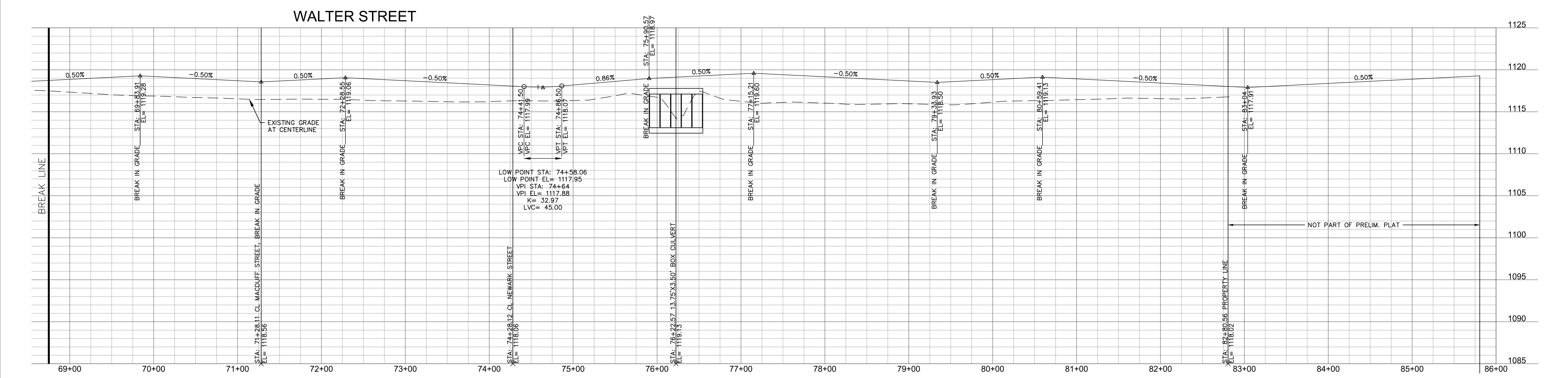
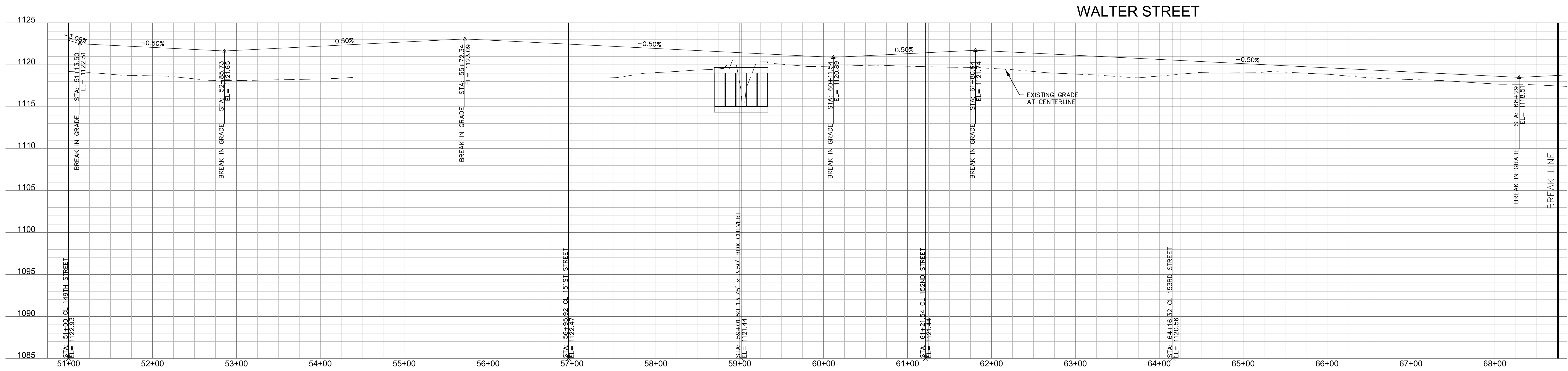
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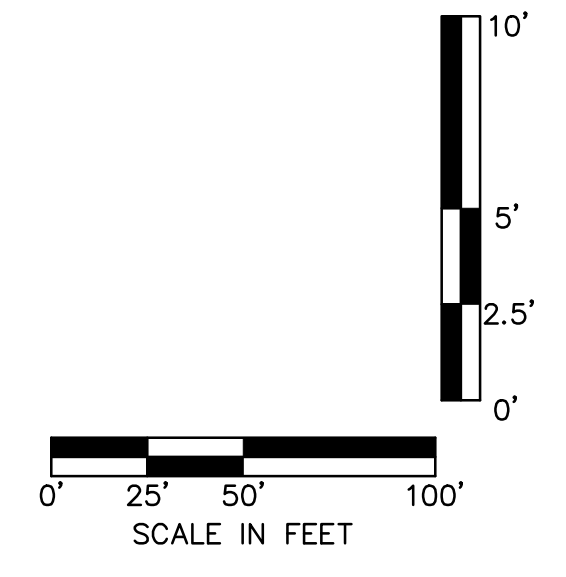
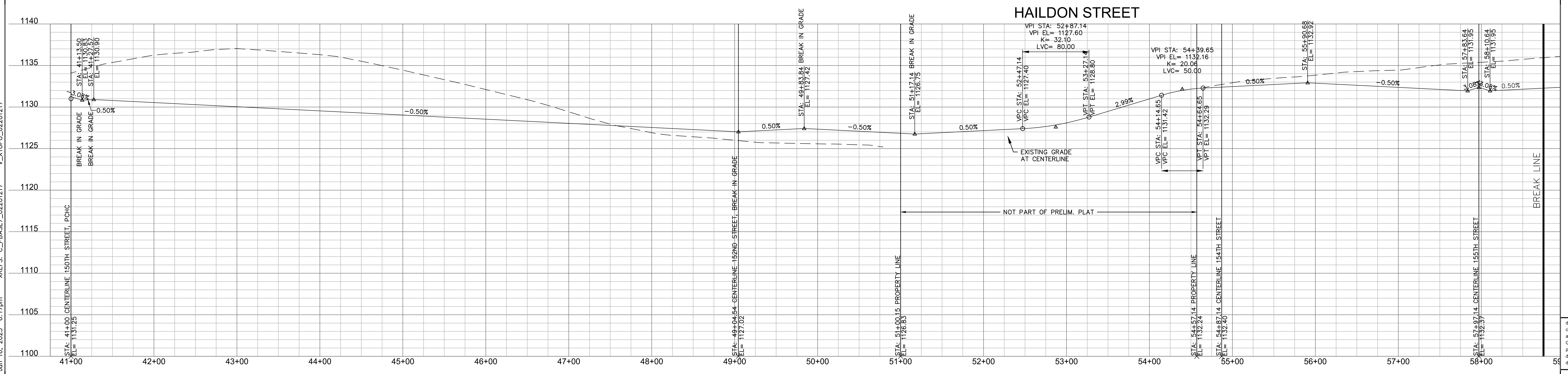
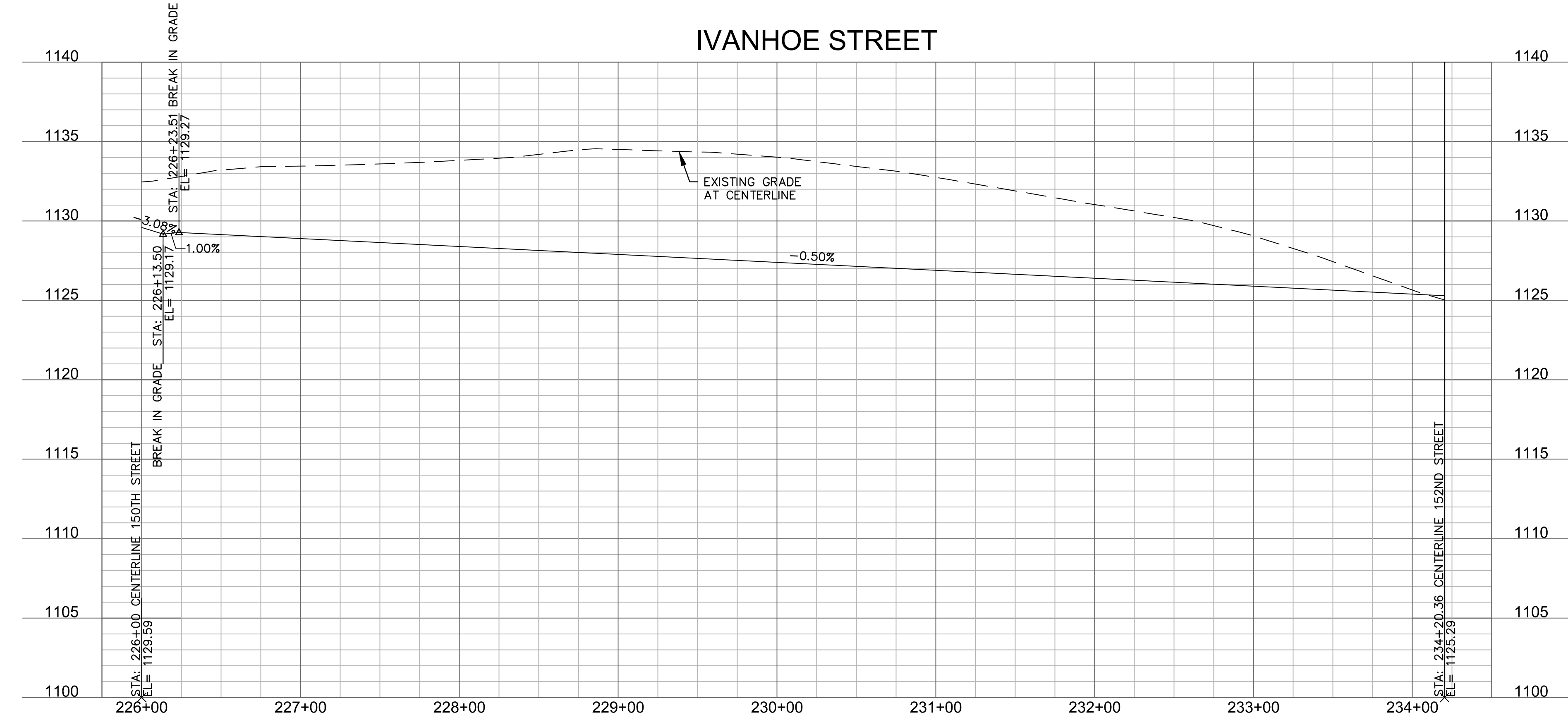
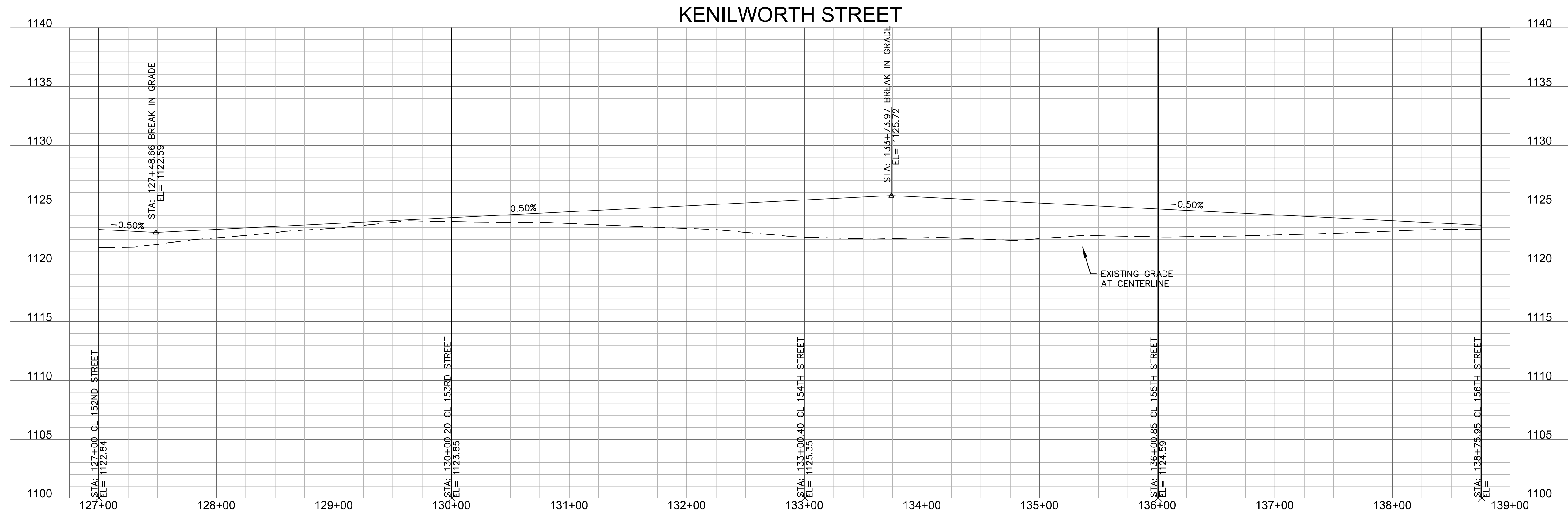
WAVERLY, NE

2023

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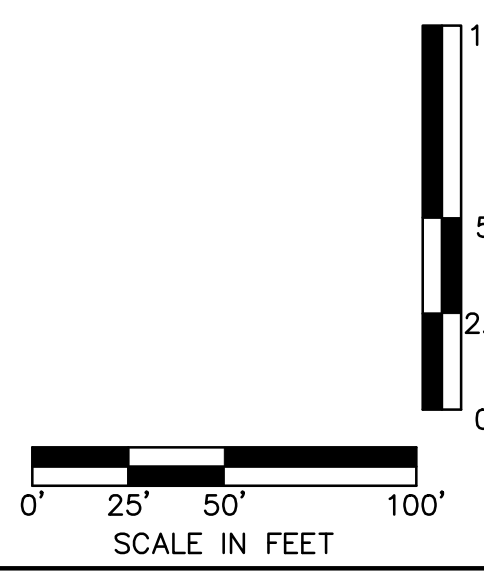
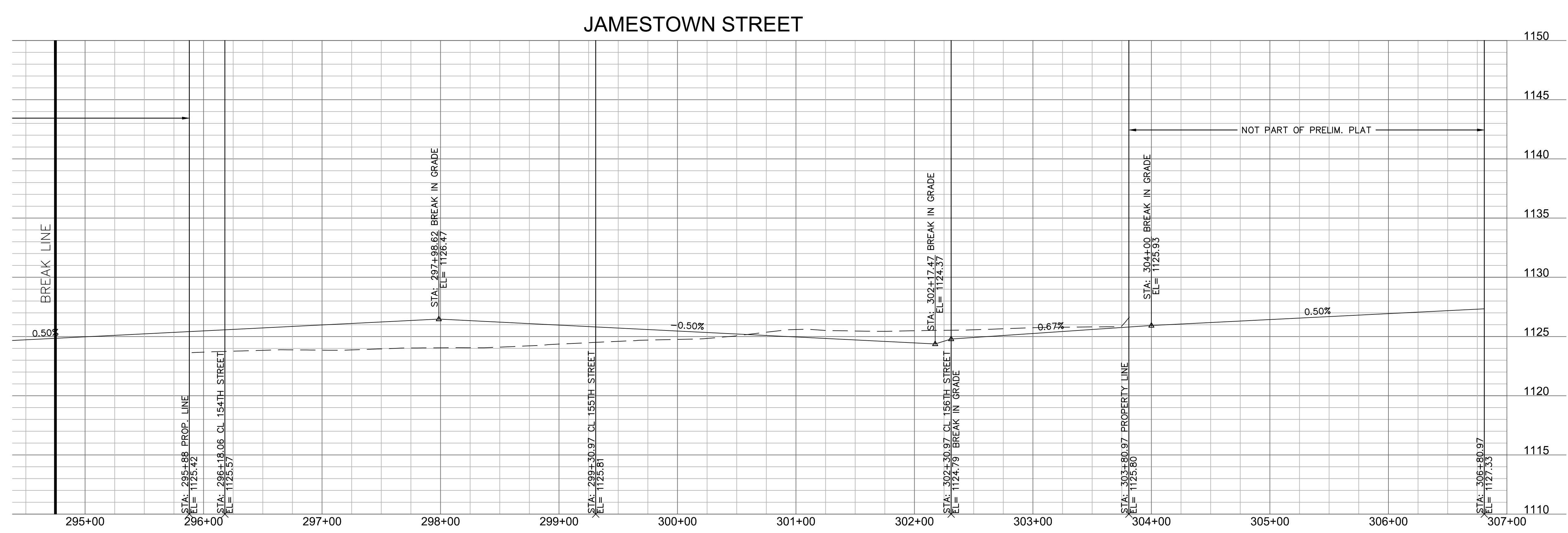
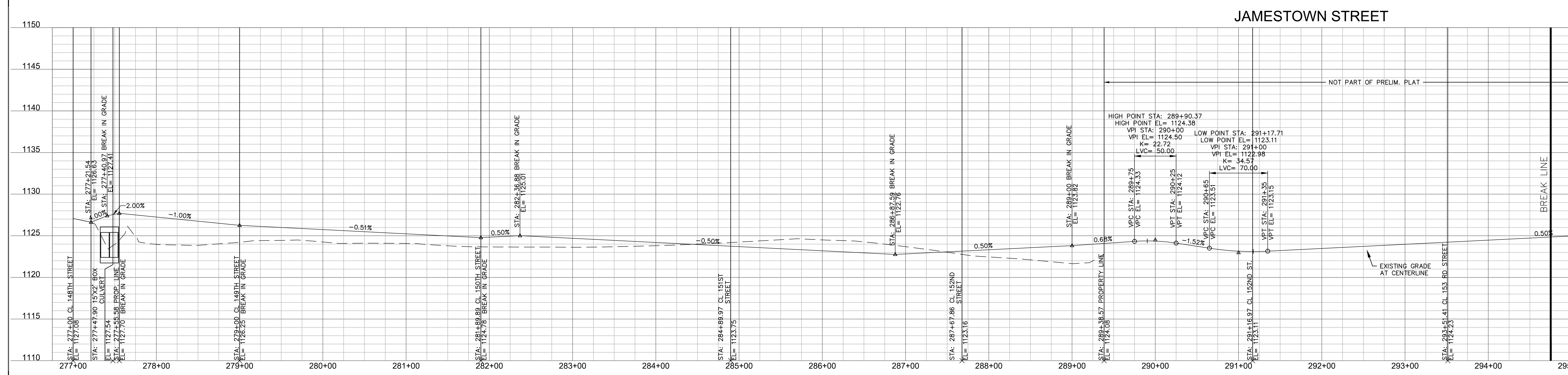
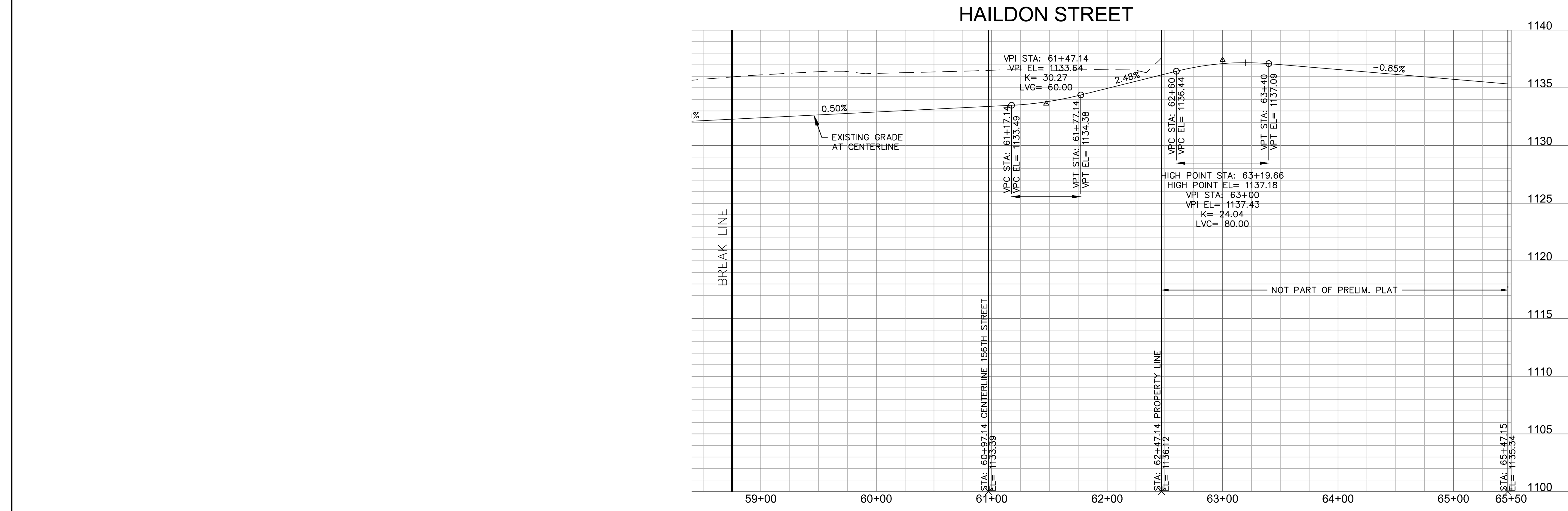
PHASE PLAN

WAVERLY RIDGE ESTATES
PRELIM PLAT

2023

WAVERLY, NE

drawn by: _____
 checked by: _____
 approved by: _____
 GAC by: _____
 project no.: 022-01217
 drawing no.: _____
 date: 06/07/2023



olsson

601 P Street, Suite 200
 Lincoln, NE 68508
 TEL 402.474.8311 www.olson.com

PHASE PLAN

WAVERLY RIDGE ESTATES
 PRELIM PLAT

WAVERLY, NE

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: _____

checked by: _____

approved by: _____

SAID by: _____

project no.: 022-01217

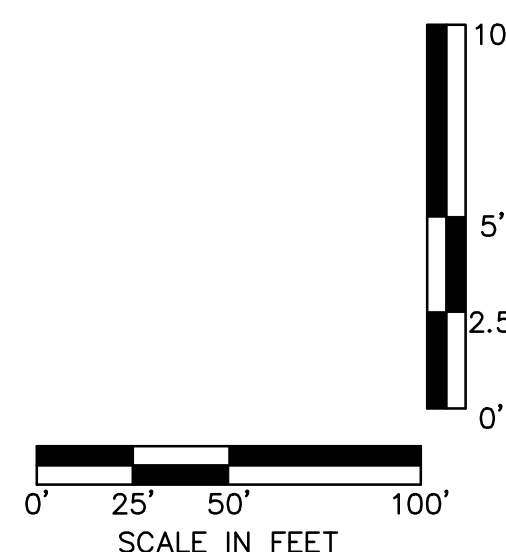
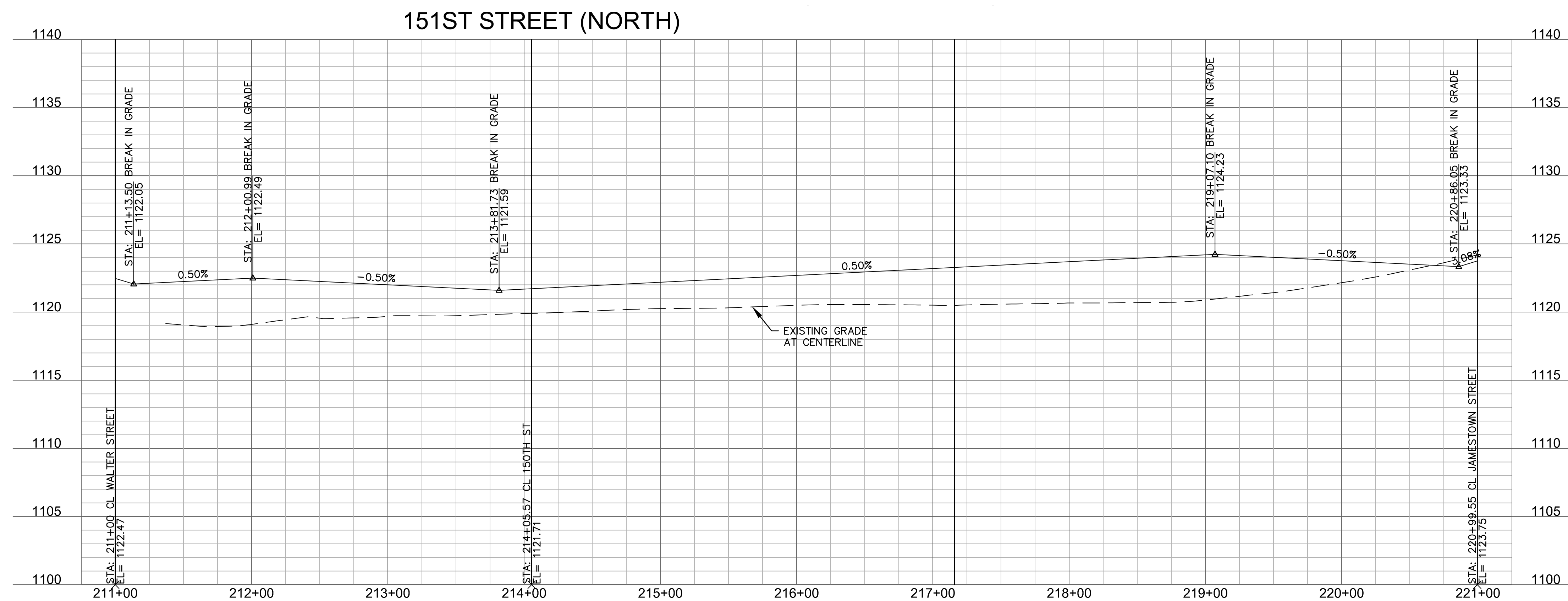
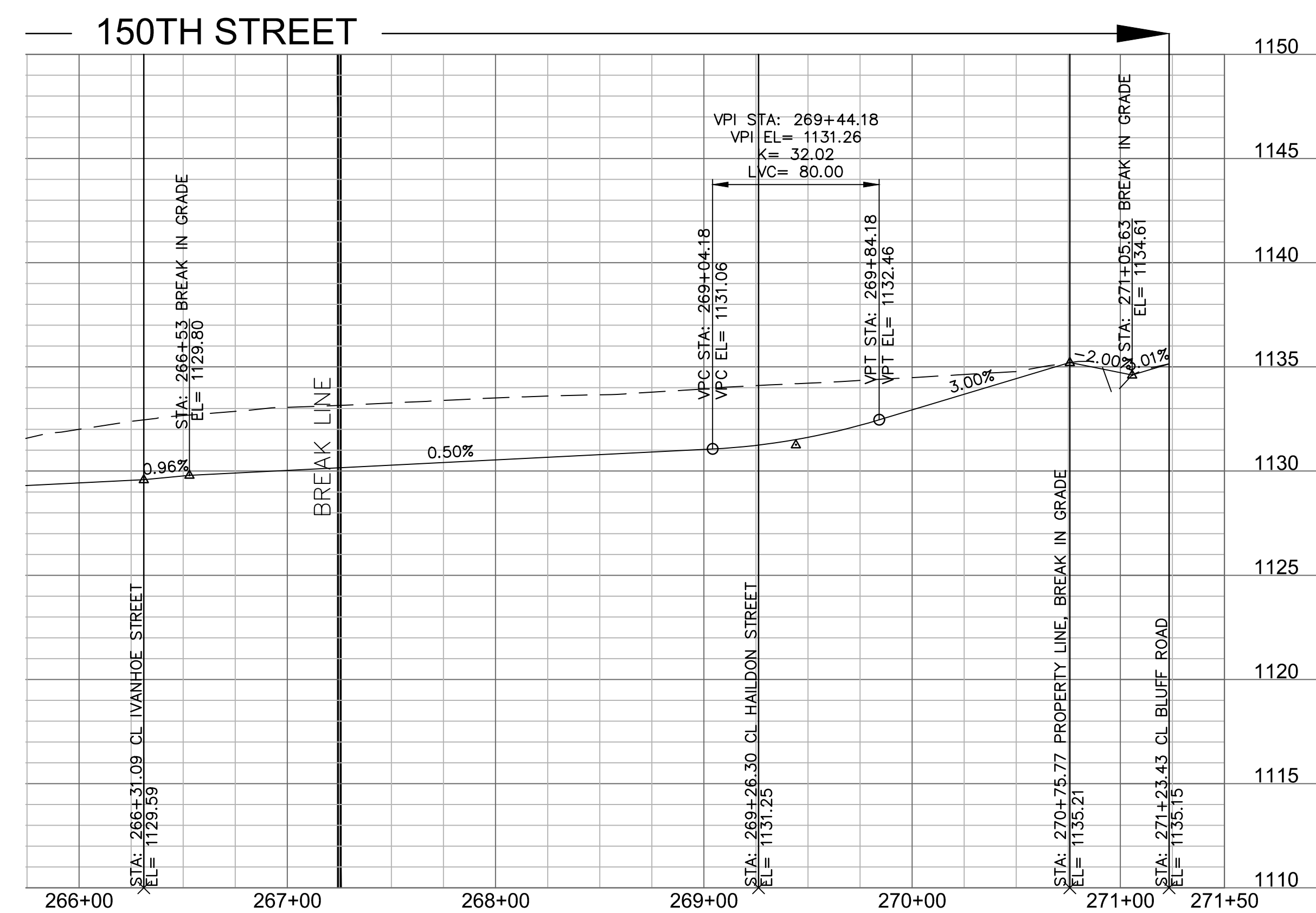
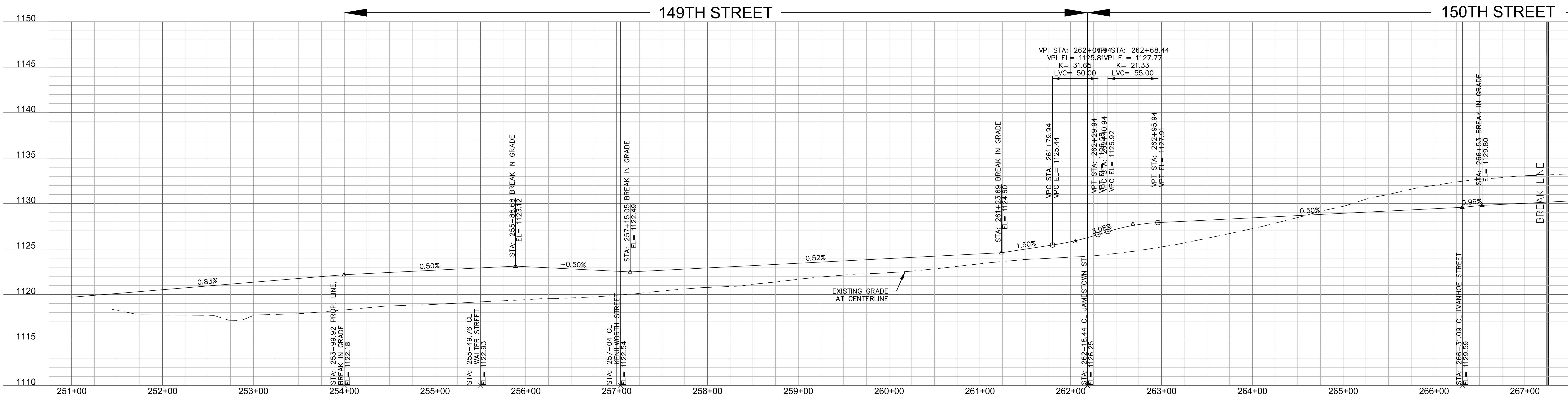
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date: 06/07/2022

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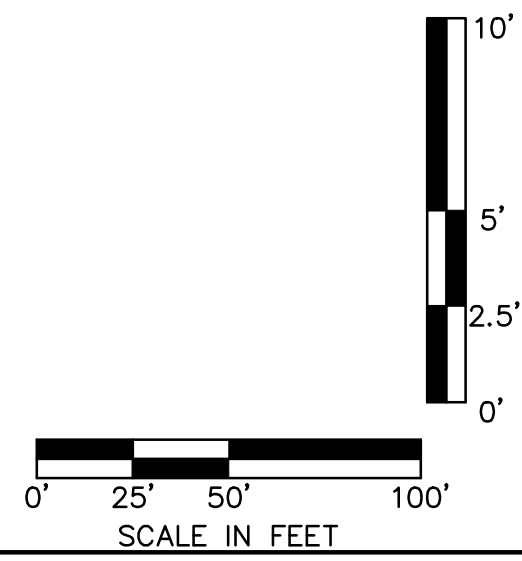
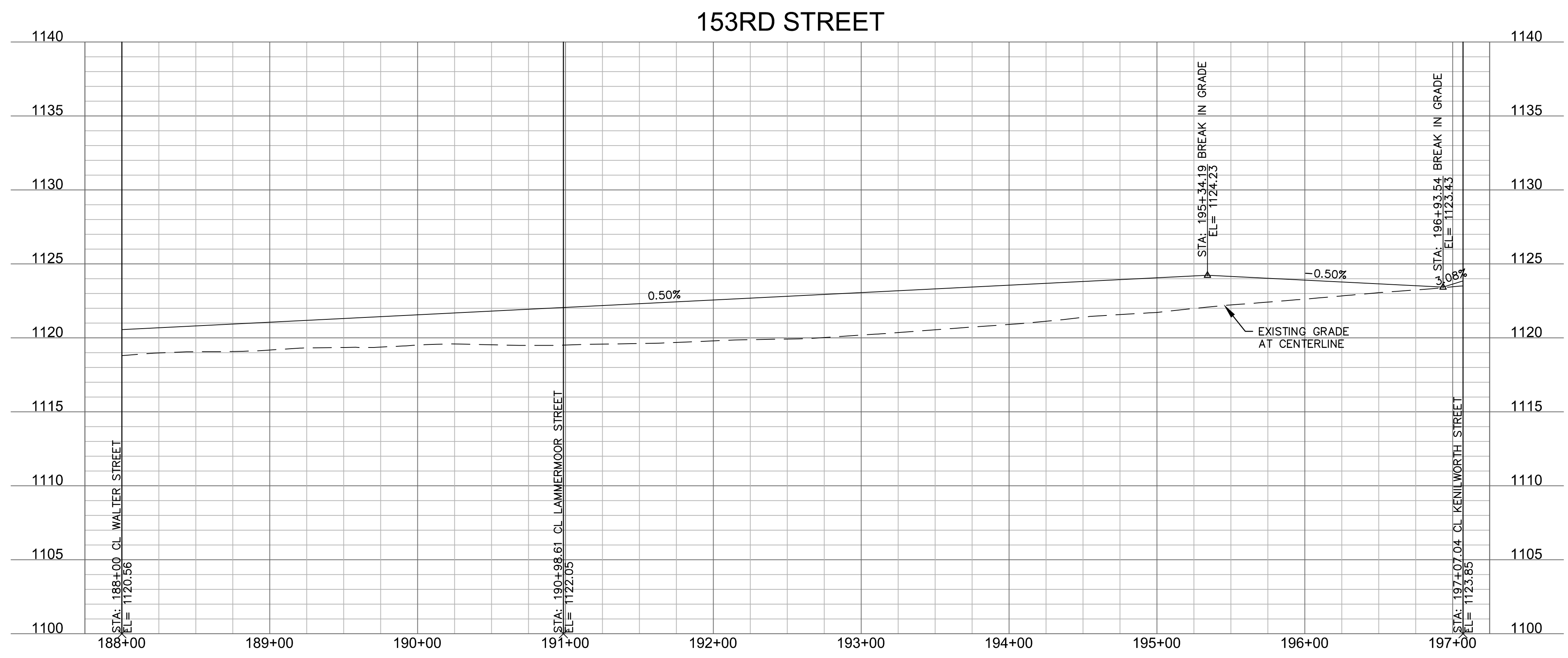
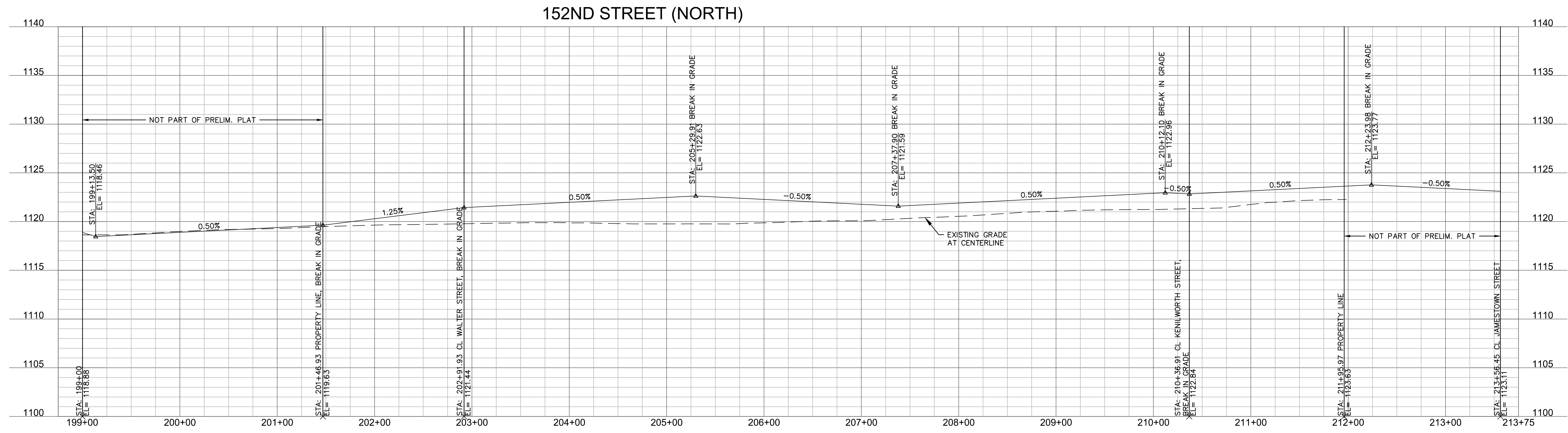
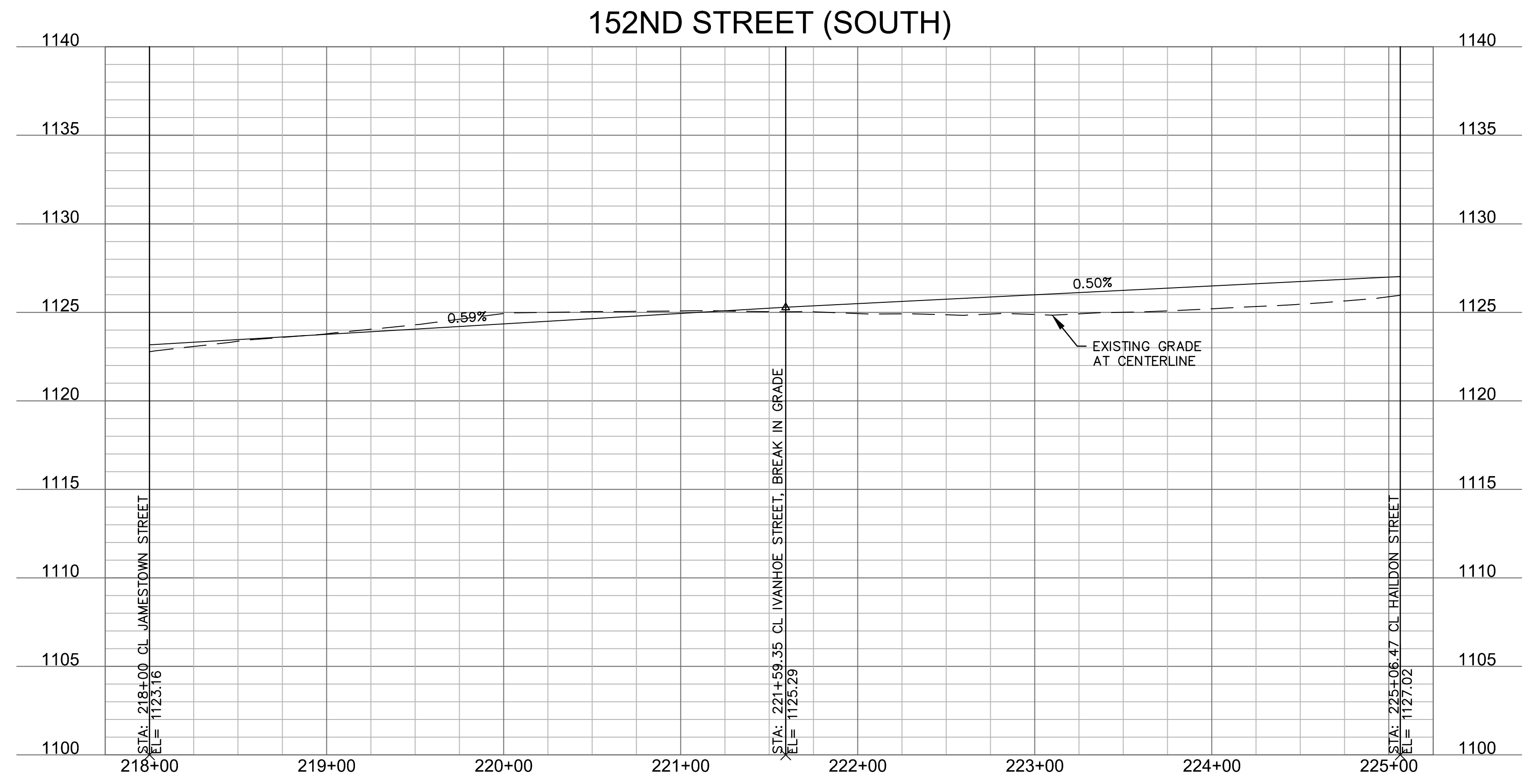
SHEET

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REV. NO.	DATE	REVISIONS DESCRIPTION

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 checked by: _____
 G&C by: _____
 project no.: 022-01217
 drawing no.: _____
 date: 06/07/2023



olsson

601 P Street, Suite 200
 Lincoln, NE 68508
 TEL 402.474.6311 www.olsson.com

PHASE PLAN

WAVERLY RIDGE ESTATES
 PRELIM PLAT

WAVERLY, NE

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drawn by: _____ ECH

checked by: _____

approved by: _____

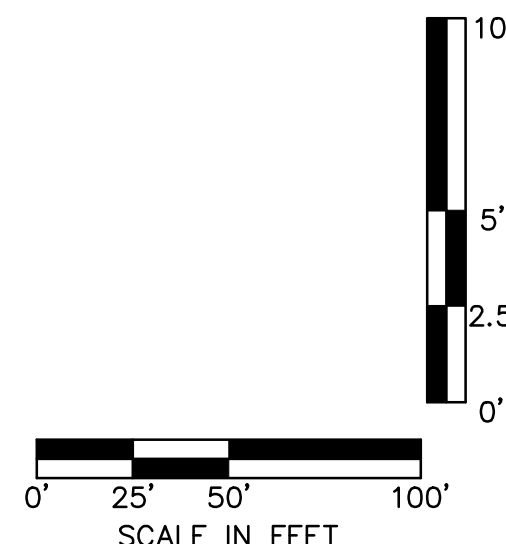
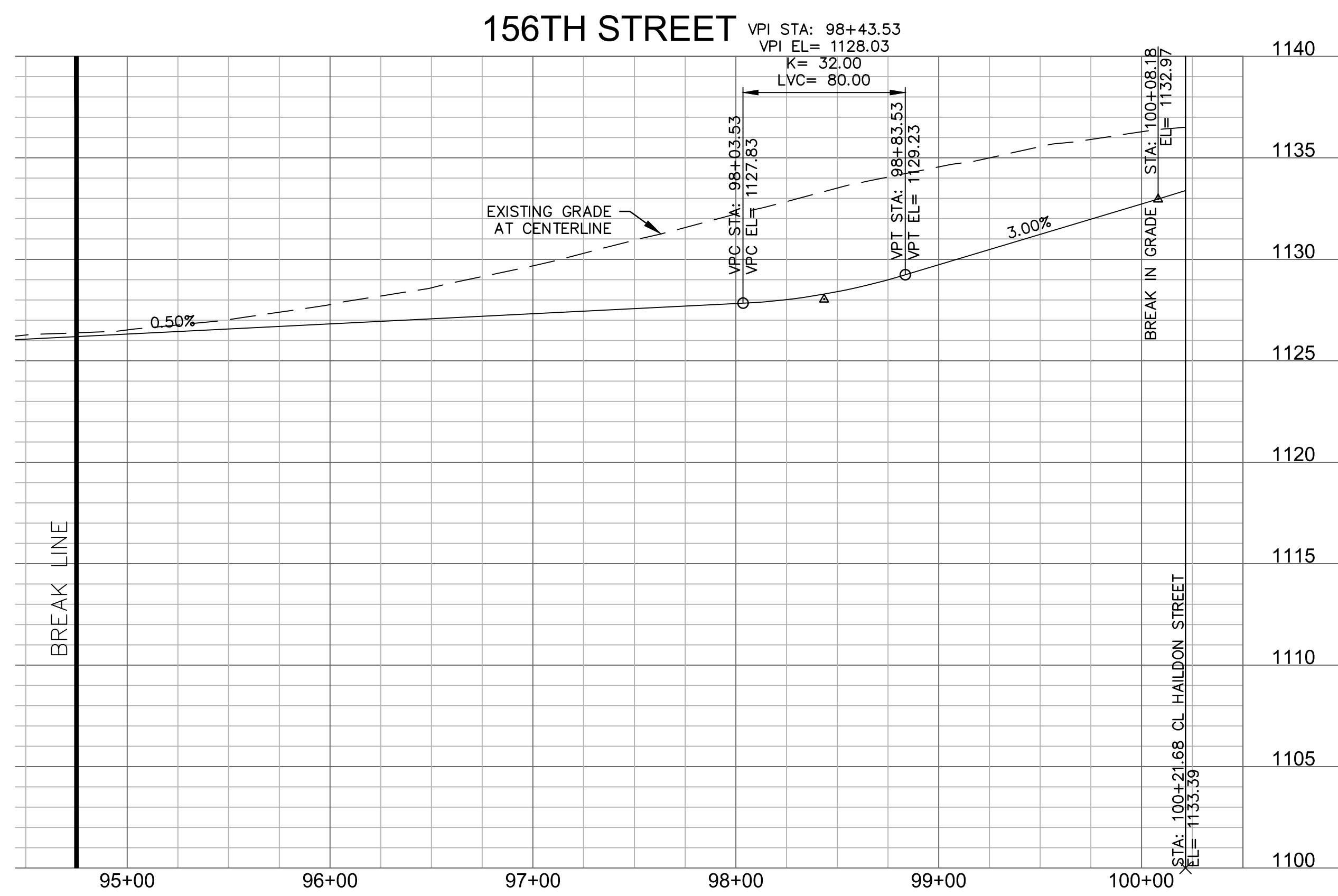
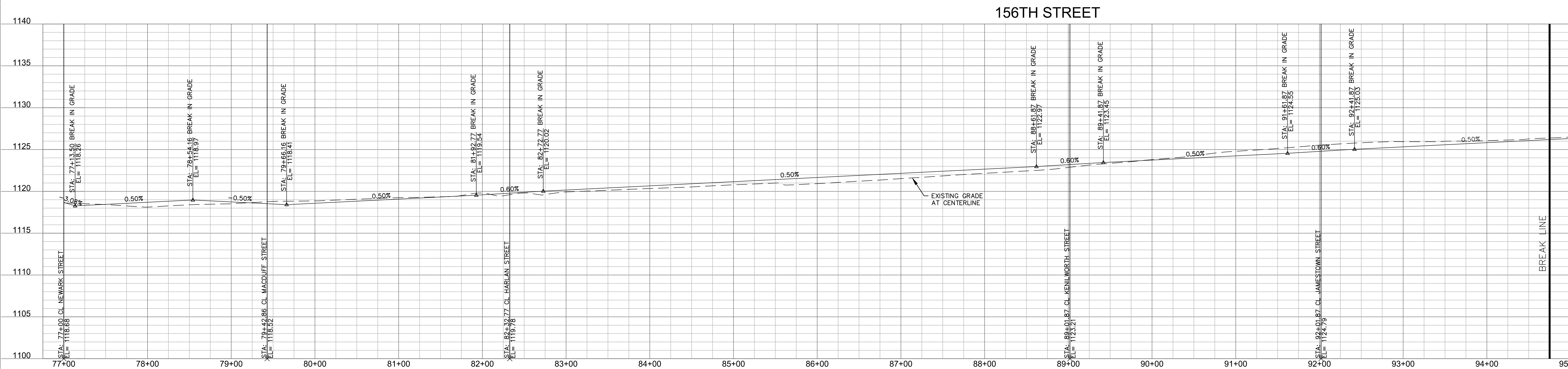
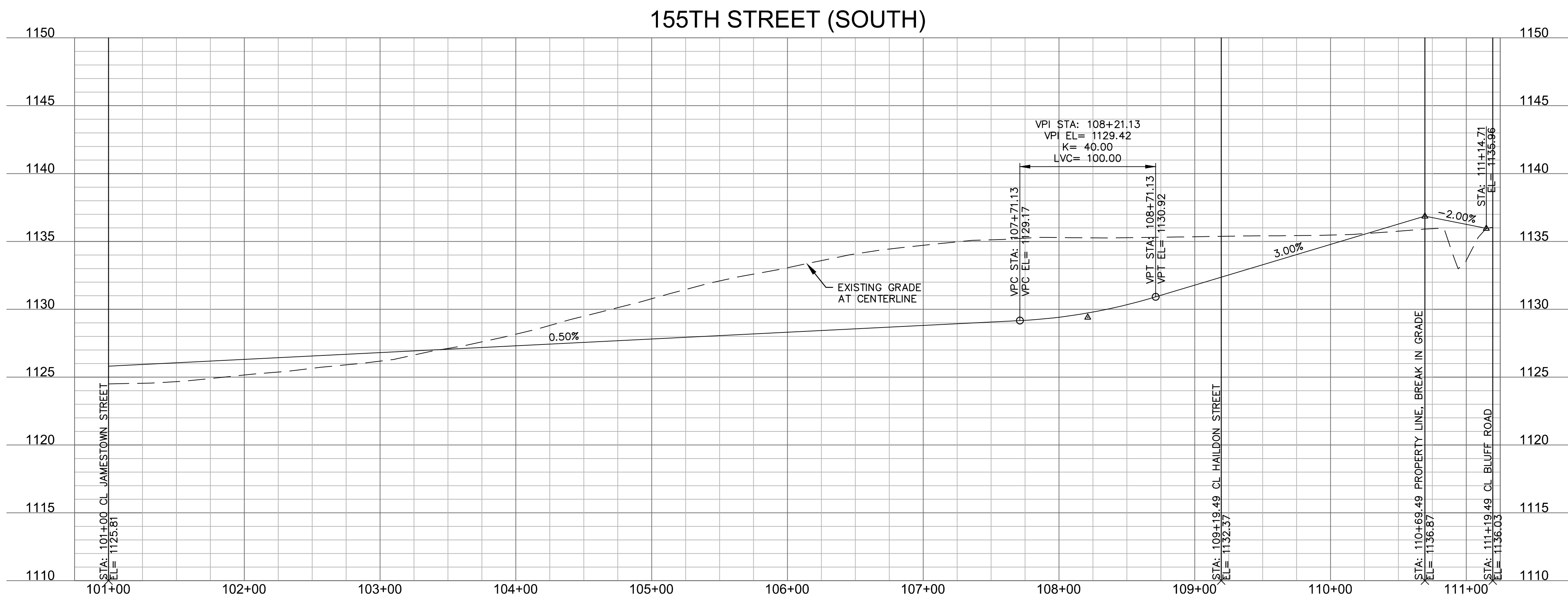
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date: 06/07/2022

2023

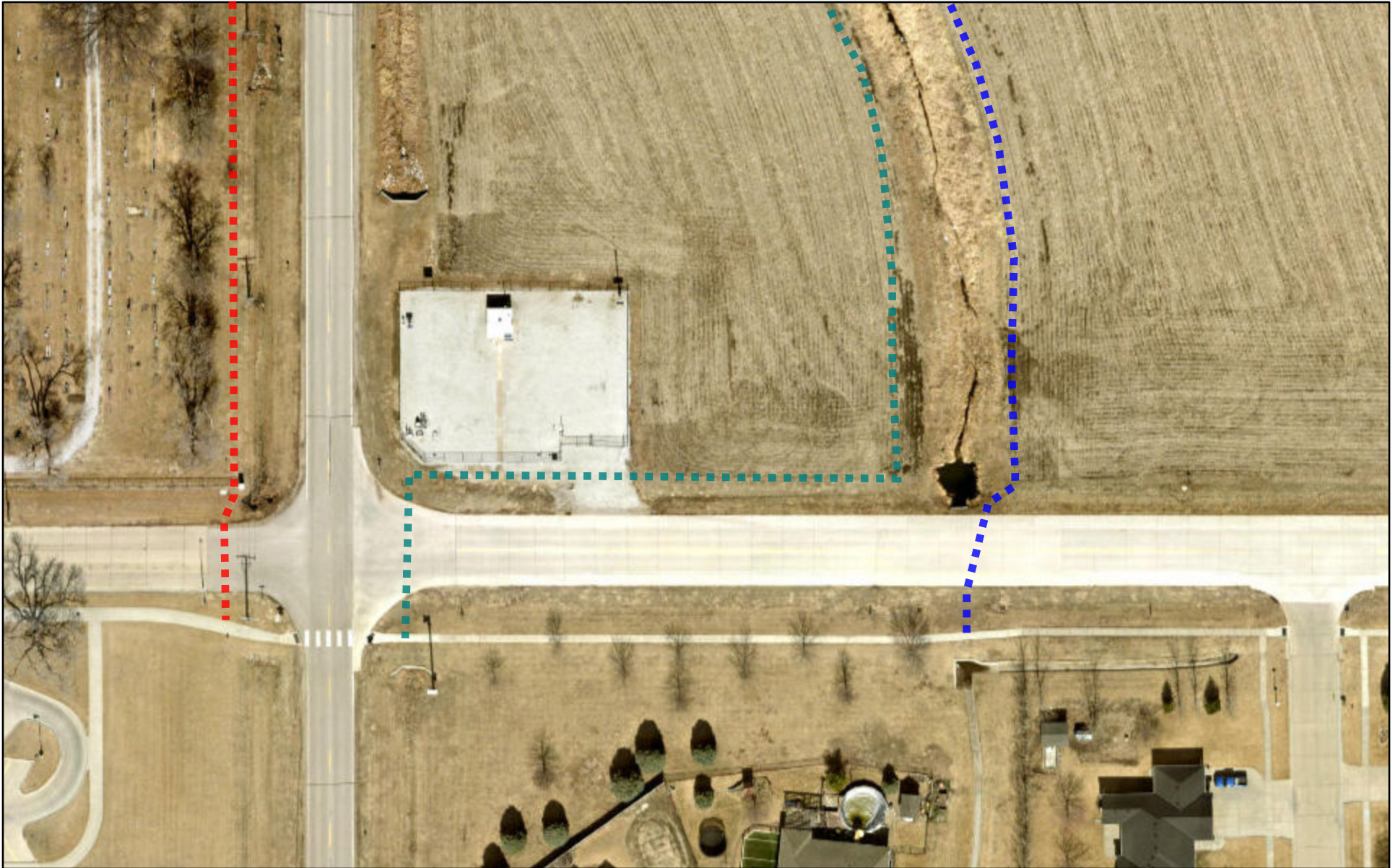
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15 of 18



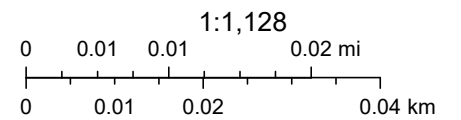
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ArcGIS Web Map



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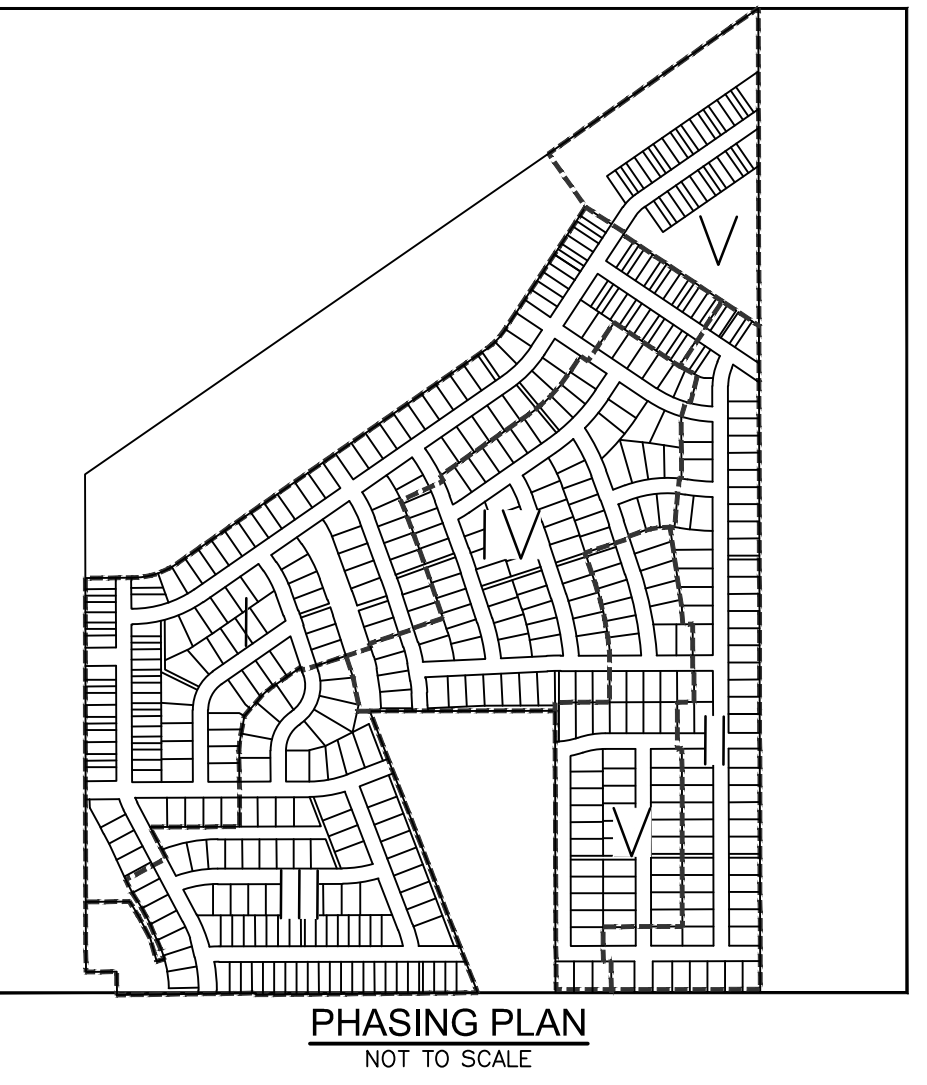
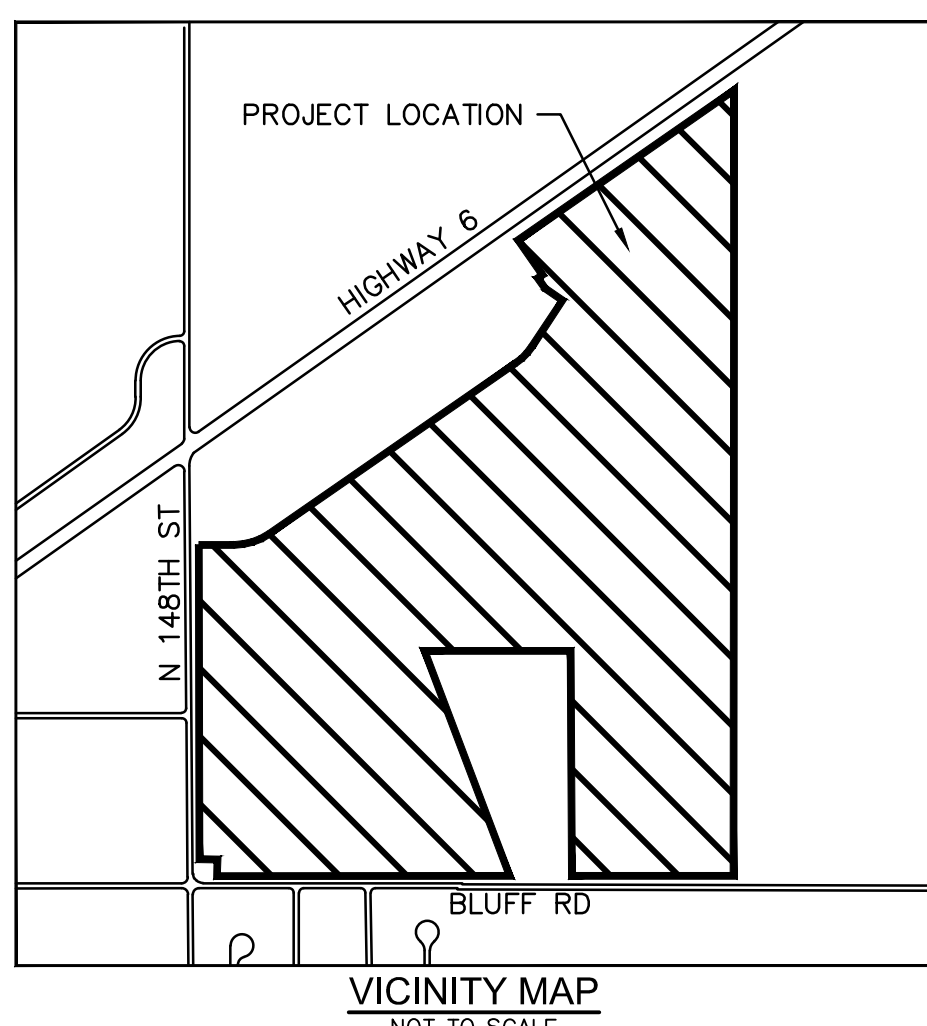
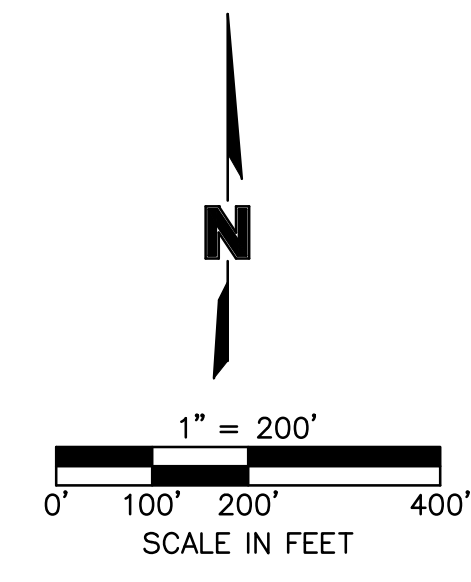
Lancaster County, NE GIS, Maxar, Microsoft

WAVERLY RIDGE ESTATES COVER SHEET

OWNER/DEVELOPER
SMETTER CUSTOM HOMES, INC.
9700 THORNWOOD CIR.
LINCOLN, NE 68512

**ENGINEER/
LANDSCAPE ARCHITECT/
SURVEYOR**
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE 68508
PHONE: 402.474.6311

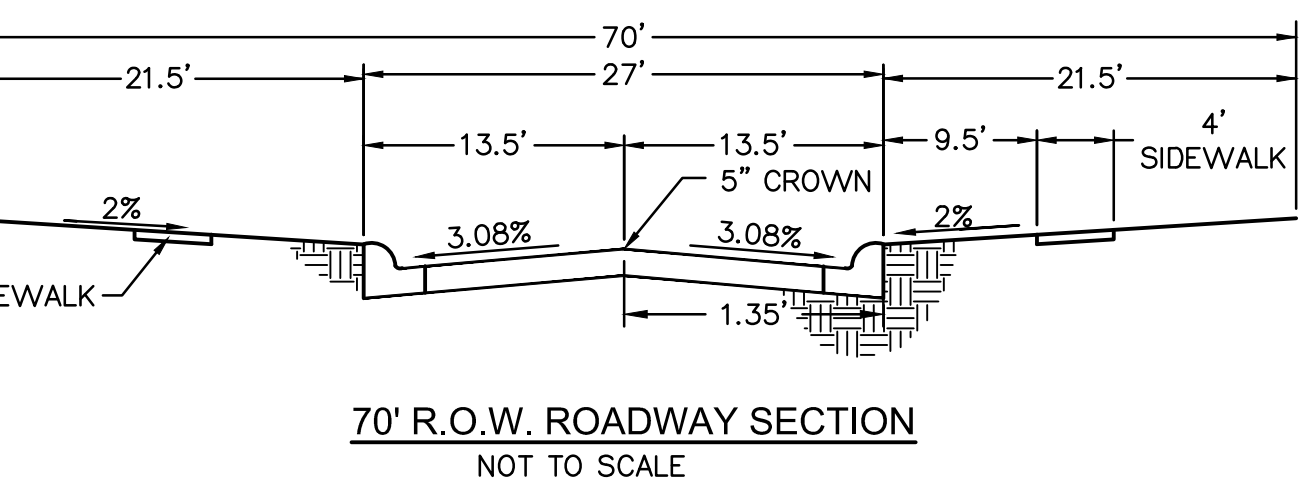
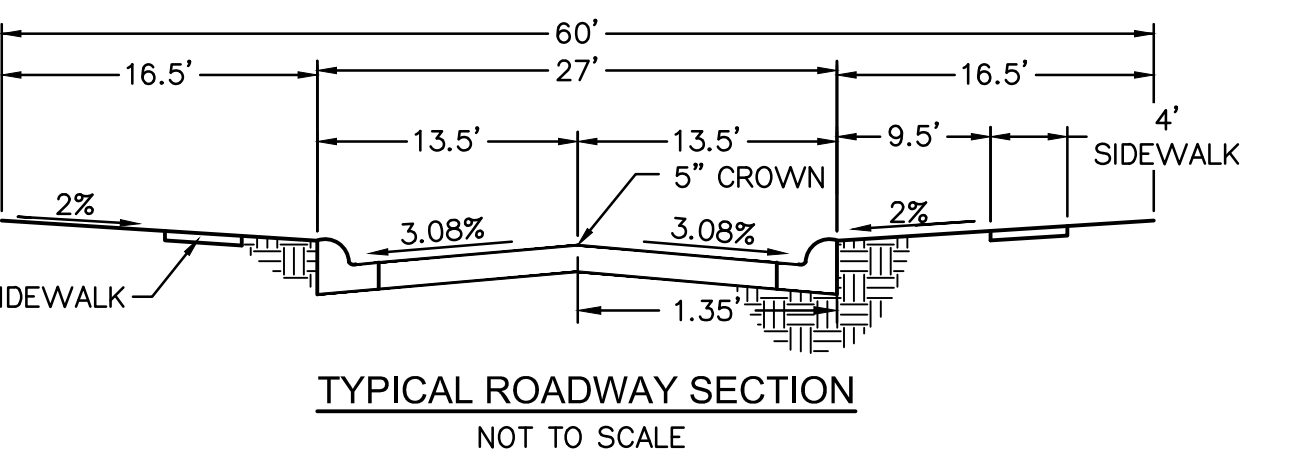
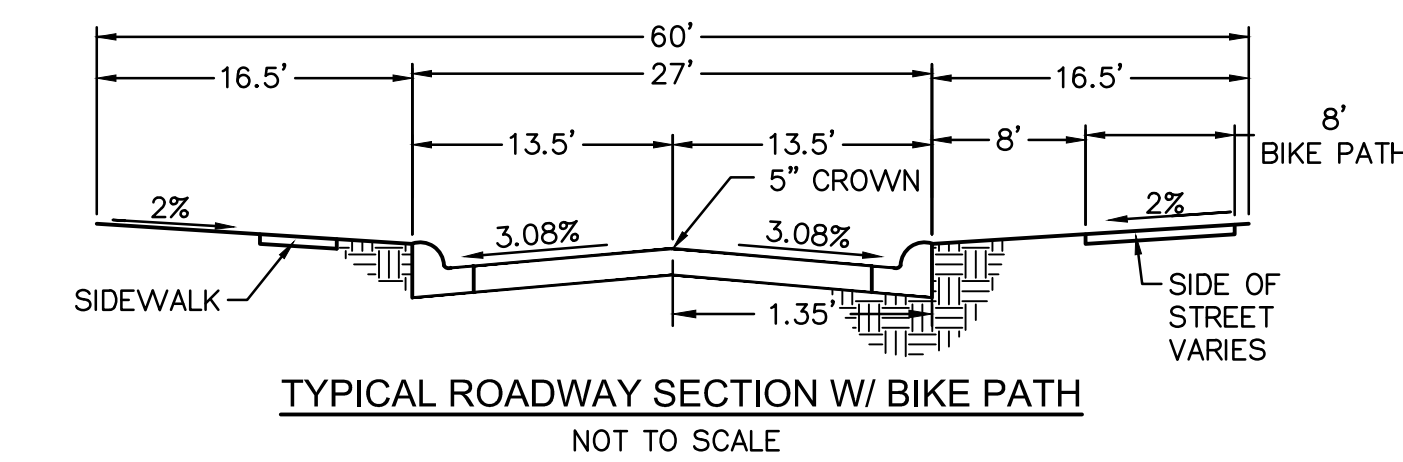
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[Symbol]	PROPOSED LOT LINE
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[Symbol]	EXISTING FLOOD PLAIN
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[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING INTERMITTENT STREAM



SHEET INDEX	
NUMBER	TITLE
1 OF 18	COVER SHEET
2 OF 18	EXISTING CONDITIONS PLAN
3 OF 18	SITE PLAN
4 OF 18	SITE PLAN
5 OF 18	GRADING AND DRAINAGE PLAN
6 OF 18	GRADING AND DRAINAGE PLAN
7 OF 18	GRADING AND DRAINAGE PLAN
8 OF 18	UTILITY PLAN
9 OF 18	UTILITY PLAN
10 OF 18	STREET PROFILES
11 OF 18	STREET PROFILES
12 OF 18	STREET PROFILES
13 OF 18	STREET PROFILES
14 OF 18	STREET PROFILES
15 OF 18	STREET PROFILES
16 OF 18	STREET PROFILES
17 OF 18	STREET PROFILES
18 OF 18	ZONING

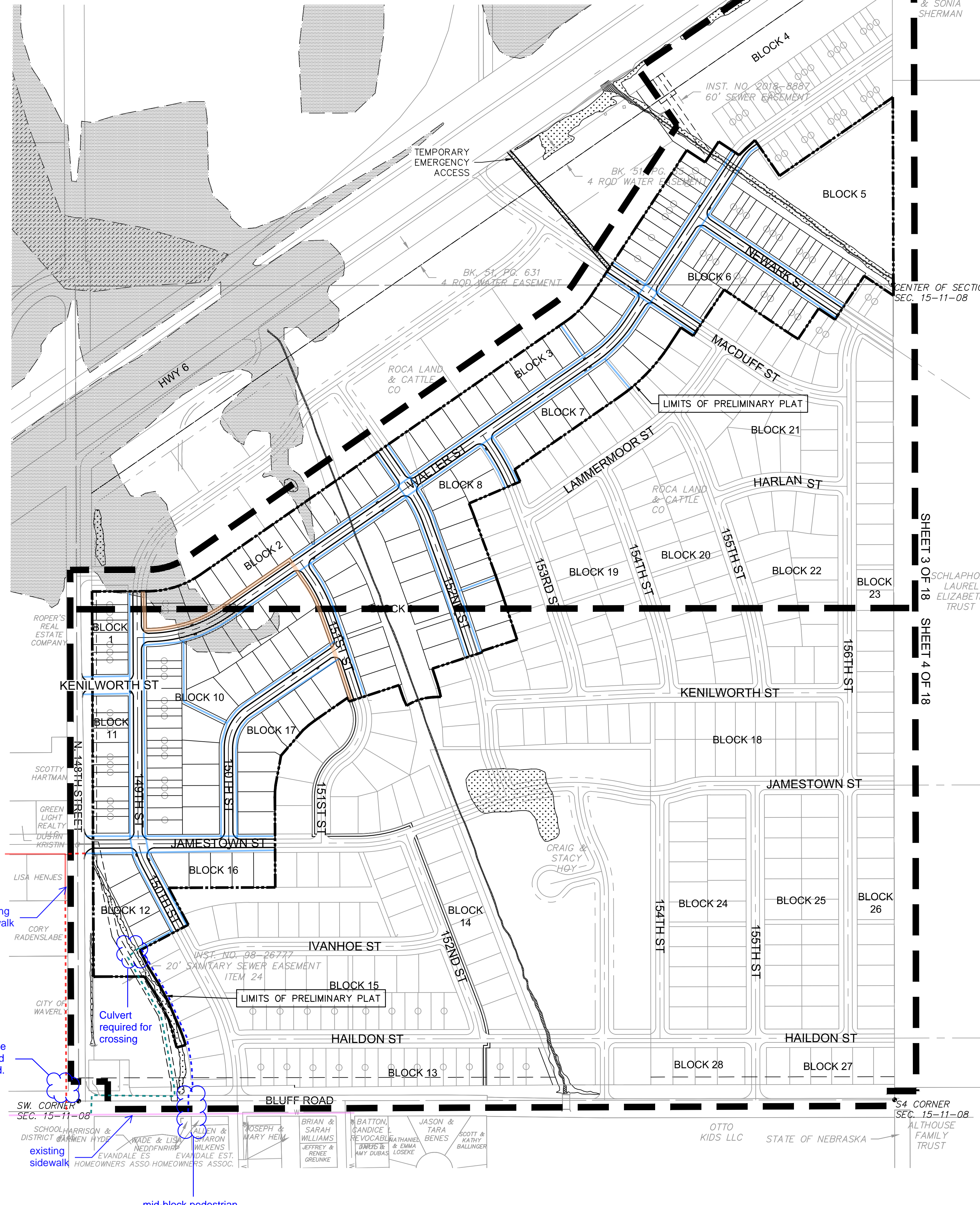
OVERALL CONCEPT

R-1:	AREA IN R1: SINGLE FAMILY LOTS: ALLOWABLE DENSITY (PER R1 ZONING): SINGLE FAMILY:	5.66 ACRES 18 UNITS (13,694 SF/UNIT) 8,400 SF/LOT
R-2:	AREA IN R2: SINGLE FAMILY LOTS: SINGLE FAMILY ATTACHED LOTS: ALLOWABLE DENSITY (PER R2 ZONING): SINGLE FAMILY: TOWNHOUSES:	96.12 ACRES 254 UNITS (15,399 SF/UNIT) 38 UNITS (7,255 SF/UNIT) 7,000 SF/LOT 5,000 SF/LOT
R-3:	AREA INN R3: SINGLE FAMILY LOTS: ALLOWABLE DENSITY (PER R3 ZONING): SINGLE FAMILY:	10.51 ACRES 39 UNITS (11,734 SF/UNIT) 6,000 SF/LOT
R-4:	AREA IN R4: SINGLE FAMILY ATTACHED LOTS: ALLOWABLE DENSITY (PER R4 ZONING): TOWNHOUSES:	24.08 ACRES 82 UNITS (7,774 SF/UNIT) 2,000 SF/LOT
TOTAL AREA SHOWN		136.37 ACRES
SINGLE FAMILY LOTS:		311 UNITS (12,867 SF/UNIT)
SINGLE FAMILY ATTACHED LOTS:		160 UNITS (8,307 SF/UNIT)



WAIVERS TO DESIGN STANDARDS

- BLOCK LENGTH, AS SHOWN
- ALLOW MINIMUM STREET CENTERLINE RADII OF 150' FOR LOCAL STREETS.
- NOT PROVIDING TWO ROUTES FROM EACH LOT WITHIN THE SUBDIVISION TO THE REST OF THE CITY.



GENERAL NOTES

- SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF WAVERLY SPECIFICATIONS.
- ALL PAVING RADII TO BE 25' UNLESS OTHERWISE NOTED.
- THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF WAVERLY FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION ACCORDING TO STATE, CITY AND LOCAL NRD REQUIREMENTS.
- ALL ROADS ARE PROPOSED TO BE PUBLIC WITH PUBLIC UTILITIES. PUBLIC UTILITIES ARE LOCATED IN ADJACENT PUBLIC STREETS. THE COSTS OF UPSIZING PUBLIC WATER MAINS GREATER THAN 6" AND PUBLIC SANITARY SEWERS GREATER THAN 8" SHALL BE THE RESPONSIBILITY OF THE CITY OF WAVERLY.
- THE PROPOSED PRELIMINARY PLAT IS CURRENTLY ZONED AG WITH A PROPOSED ZONING OF R-2, R-3, AND R-4. (SEE SHEET 18 OF 18)
- SIDEWALKS TO BE BUILT ALONG EACH SIDE OF THE PUBLIC ROADWAYS, EXCEPT NORTH 148TH STREET, BLUFF ROAD, AND HIGHWAY 6, WHERE NO SIDEWALK IS REQUIRED.
- ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
- ALL SIDEWALK, DRIVE AND PARKING PAVEMENTS TO BE BUILT TO CITY OF WAVERLY STANDARDS.
- ALL SIDEWALKS TO BE BUILT 4' MIN. WIDTH.
- LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET AT TIME OF FINAL PLATTING, PROVIDED MINIMUM LOT DIMENSIONS ARE MET.
- THE APPLICANT SHALL COMPLY WITH ENVIRONMENTAL PERFORMANCE STANDARDS OF THE CITY OF WAVERLY.
- ALL ELEVATIONS ARE TO NAVD 1988.
- ALL STREET DIMENSIONS ARE TO BACK OF CURB.
- ALL SETBACKS WILL BE IN ACCORDANCE WITH ZONING STANDARDS.
- DENSITY:
 - TOTAL AREA FOR THIS PRELIMINARY PLAT: 43.20 ACRES
 - AREA IN R2: 18.06 ACRES, 55 UNITS (14,304 SF/UNIT), ALLOWABLE DENSITY (PER R2 ZONING): SINGLE FAMILY: 7,000 SF/LOT
 - AREA INN R3: 10.51 ACRES, 39 UNITS (11,734 SF/UNIT), ALLOWABLE DENSITY (PER R3 ZONING): SINGLE FAMILY: 6,000 SF/LOT
 - AREA IN R4: 14.63 ACRES, 82 UNITS (7,774 SF/UNIT), ALLOWABLE DENSITY (PER R4 ZONING): TOWNHOUSES: 2,000 SF/LOT
- PROPOSED ROADS ARE TO BE 27' WIDE WITH 60' RIGHT OF WAY UNLESS OTHERWISE NOTED. ARBURY AND JAMESTOWN STREETS WEST OF 149TH STREET AND 150TH AND 155TH STREET SOUTH OF STIRLING SHALL BE 27' WIDE WITH 70' RIGHT OF WAY.
- ALL PROPERTY CORNERS HAVE BEEN VERIFIED, AND PROPERTY CORNER MONUMENTS HAVE BEEN SET BY A LICENSED SURVEYOR.
- THE LOCATION OF ELECTRIC LINES, TELEPHONE LINES AND GAS LINES SHALL BE COORDINATED WITH THE VARIOUS UTILITIES AND SHALL BE LOCATED WITHIN THE PROPOSED EASEMENTS OR WITHIN THE RIGHT OF WAY IF APPROVED BY THE CITY OF WAVERLY.
- A HOME OWNER'S ASSOCIATION SHALL BE CREATED TO MAINTAIN STORM WATER DETENTION CELLS, OTHER PRIVATE IMPROVEMENTS, AND OUTLOTS.
- A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED PRIOR TO GRADING IN THE EXISTING 100 YEAR FLOODPLAIN.
- DIRECT VEHICULAR ACCESS SHALL BE RELINQUISHED TO NORTH 148TH STREET, BLUFF ROAD, AND HIGHWAY 6, EXCEPT AS SHOWN.
- UPON PAVING COMPLETION ALL CENTERLINE CONTROL SHALL BE PINNED AND SURVEY CONTROL MONUMENTS SHALL BE INSTALLED IN THE PAVEMENT, AS PER CITY OF WAVERLY STANDARDS.
- THE PHASING SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE.
- 6.62 ACRES OF GREENSPACE IS SHOWN, INCLUDING THE 2 RETENTION CELLS.
- 7,556 LINEAL FEET OF PUBLIC STREETS ARE INCLUDED WITH THIS PRELIMINARY PLAT.
- AN 8 FOOT WIDE BIKE PATH SHALL BE CONSTRUCTED, AS SHOWN ON THESE PLANS.
- A GEOTECHNICAL REPORT, PROVIDED BY A QUALIFIED SOILS ENGINEER, MUST BE SUBMITTED TO THE CITY OF WAVERLY PRIOR TO FILING OF THE FINAL PLAT.
- THE TEMPORARY EMERGENCY ACCESS THROUGH MACDUFF STREET AND HIGHWAY 6, AS ALLOWED BY THE NEBRASKA DEPARTMENT OF TRANSPORTATION, SHALL:
 - BE CONSTRUCTED WITH CRUSHED ROCK SURFACING AND MAINTAINED BY THE H.O.A.
 - HAVE A LOCKED GATE LOCATED AT THE R.O.W. LINE OF HIGHWAY 6.
 - ONLY BE USED BY EMERGENCY SERVICES.
 - BE REMOVED ONCE A CONNECTION IS MADE BETWEEN WALTER STREET AND BLUFF ROAD EAST OF OUTLOT 'G'.
- THERE SHALL BE NO STREET PARKING ALLOWED IN THE FOLLOWING AREAS:
 - EITHER SIDE OF JAMESTOWN STREET WEST OF 149TH STREET.
 - THE NORTH SIDE OF JAMESTOWN STREET BETWEEN 149TH STREET AND 151ST STREET.
 - THE SOUTH SIDE OF WALTER STREET BETWEEN 151ST STREET AND 153RD STREET.

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 64 I.T., AND A PORTION OF LOT 66 I.T. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST AND COMPOSED OF A PORTION OF LOT 17 I.T., AND A PORTION OF THE REMAINING PORTION OF LOT 4 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF SAID LOT 66 I.T., SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET, SAID CORNER BEING ON THE NORTH LINE OF LOT 21 I.T., OF SAID SECTION 15, THENCE, NORTHERLY, ON A WEST LINE OF SAID LOT 66 I.T., SAID LINE BEING AN EAST LINE OF SAID NORTH 148TH STREET RIGHT OF WAY, ON AN ASSUMED BEARING OF N00°14'03"W, A DISTANCE OF 270.15' TO A SOUTHWEST CORNER OF SAID LOT 64 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE, CONTINUING, N00°14'03"W ON A WEST LINE OF SAID LOT 64 I.T., SAID LINE BEING AN EAST LINE OF SAID NORTH 148TH STREET RIGHT OF WAY, A DISTANCE OF 1,248.56' TO A POINT; THENCE N89°45'48"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.79' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 34°20'24", A RADIUS OF 300.00', AN ARC LENGTH OF 180.56', A CHORD LENGTH OF 177.85', A TANGENT LENGTH OF 93.11', AND A CHORD BEARING OF N72°31'16"E TO A POINT; THENCE N55°16'44"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°58'22", A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF N44°18'35"E, TO A POINT; THENCE N33°20'23"E, ON A NORTH LINE OF SAID LOT 64 I.T., AND ITS EXTENSION, A DISTANCE OF 564.31' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 79.02' TO A POINT; THENCE N47°02'50"E, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 140.00' TO A POINT; THENCE N51°17'35"E, A DISTANCE OF 446.63' TO A POINT; THENCE N51°17'35"E, A DISTANCE OF 446.63' TO A POINT; THENCE S34°42'28"E, A DISTANCE OF 170.00' TO A POINT; THENCE S33°20'23"E, A DISTANCE OF 170.00' TO A POINT; THENCE N56°07'55"W, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 114.32' TO A POINT; THENCE S33°20'23"E, A DISTANCE OF 170.00' TO A POINT; THENCE N56°07'55"W, ON A NORTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 118.93' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 04°49'57", A RADIUS OF 300.00', AN ARC LENGTH OF 25.30', ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 25.30', A TANGENT LENGTH OF 12.65', AND A CHORD BEARING OF N68°52'53"W, TO A POINT; THENCE N56°07'55"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 263.24' TO A POINT; THENCE S33°20'23"E, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 180.00' TO A POINT; THENCE N56°07'55"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"E, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 153.77' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°58'22", A RADIUS OF 300.00', AN ARC LENGTH OF 229.75', ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 228.35', A TANGENT LENGTH OF 116.30', AND A CHORD BEARING OF S44°18'35"W, TO A POINT; THENCE S56°16'44"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 412.70' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 180.00', AN ARC LENGTH OF 180.00', ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 36.50', A TANGENT LENGTH OF 18.25', AND A CHORD BEARING OF S00°00'00"W, TO A POINT; THENCE S00°00'00"W, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 81' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 01°54'24", A RADIUS OF 2,350.00', AN ARC LENGTH OF 78.20', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 78.20', A TANGENT LENGTH OF 39.10', AND A CHORD BEARING OF S19°02'28"E, TO A POINT; THENCE S19°02'28"E, ON AN EAST LINE OF SAID LOT 64 I.T., AND ITS EXTENSION, A DISTANCE OF 120.00' TO A POINT; THENCE S71°15'14"W, A DISTANCE OF 4.26' TO A POINT; THENCE S71°15'14"W, A DISTANCE OF 170.00' TO A POINT; THENCE S19°08'17"E, ON A NORTHWESTERLY EXTENSION OF AN EAST LINE OF SAID LOT 64 I.T., AND OF AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 53.34' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°27'21", A RADIUS OF 310.00', AN ARC LENGTH OF 37.84', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 42.15', ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 42.12', A TANGENT LENGTH OF 21.11', AND A CHORD BEARING OF S14°14'35"E, TO A POINT; THENCE S87°18'42"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 25.89' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 08°10'16", A RADIUS OF 310.00', AN ARC LENGTH OF 44.21', ON A WEST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.14', AND A CHORD BEARING OF N22°13'25"W, TO A POINT; THENCE N18°01'17"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 66.82' TO A POINT; THENCE S71°15'14"W, A DISTANCE OF 170.00' TO A POINT; THENCE S19°08'17"E, ON A SOUTHERLY EXTENSION OF A WEST LINE OF SAID LOT 64 I.T., AND A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 13.26' TO A POINT; THENCE S55°16'44"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 129.70' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 09°09'29", A RADIUS OF 310.00', AN ARC LENGTH OF 49.79', A TANGENT LENGTH OF 24.89', AND A CHORD BEARING OF S50°42'01"W, TO A POINT; THENCE S40°50'53"W, ON A SOUTHWEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 109.24' TO A POINT; THENCE S10°25'21"W, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 98.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 07°33'59", A RADIUS OF 300.00', AN ARC LENGTH OF 37.84', ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 177.36' TO A POINT; THENCE S26°15'05"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 56.43' TO A POINT; THENCE S32°06'29"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 68.18' TO A POINT; THENCE S27°54'10"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 68.00' TO A POINT; THENCE S22°38'05"E, ON AN EAST LINE OF SAID LOT 64 I.T., A DISTANCE OF 67.87' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°22'21", A RADIUS OF 450.00', AN ARC LENGTH OF 81.47', ON AN EAST LINE OF SAID LOT 64 I.T., A CHORD LENGTH OF 81.36', A TANGENT LENGTH OF 40.85', AND A CHORD BEARING OF S20°57'11"E, TO A POINT; THENCE S74°14'01"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 29.93' TO A POINT; THENCE N15°42'20"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 62.31' TO A POINT; THENCE S27°45'45"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 97.01' TO A POINT; THENCE N14°41'51"W, ON A WEST LINE OF SAID LOT 64 I.T., A DISTANCE OF 64.76' TO A POINT; THENCE S88°55'55"W, ON A SOUTH LINE OF SAID LOT 64 I.T., A DISTANCE OF 165.00' TO A POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,881,835.77 SQUARE FEET OR 43.20 ACRES, MORE OR LESS.

APPROVAL

THE PRELIMINARY PLAT OF ANDERSON NORTH PARK ADDITION WAS APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF WAVERLY, LANCASTER COUNTY, NEBRASKA, THIS DAY OF _____, 20__.

DATE	PLANNING COMMISSION CHAIRMAN
DATE	ADMINISTRATIVE OFFICIAL
DATE	MAYOR

601 P Street, Suite 200
Lincoln, NE 68508
TEL 402.474.6311
www.olsson.com

REV. NO.	DATE	REVISION DESCRIPTION

COVER SHEET
WAVERLY RIDGE ESTATES
PRELIMINARY PLAT

REVISIONS

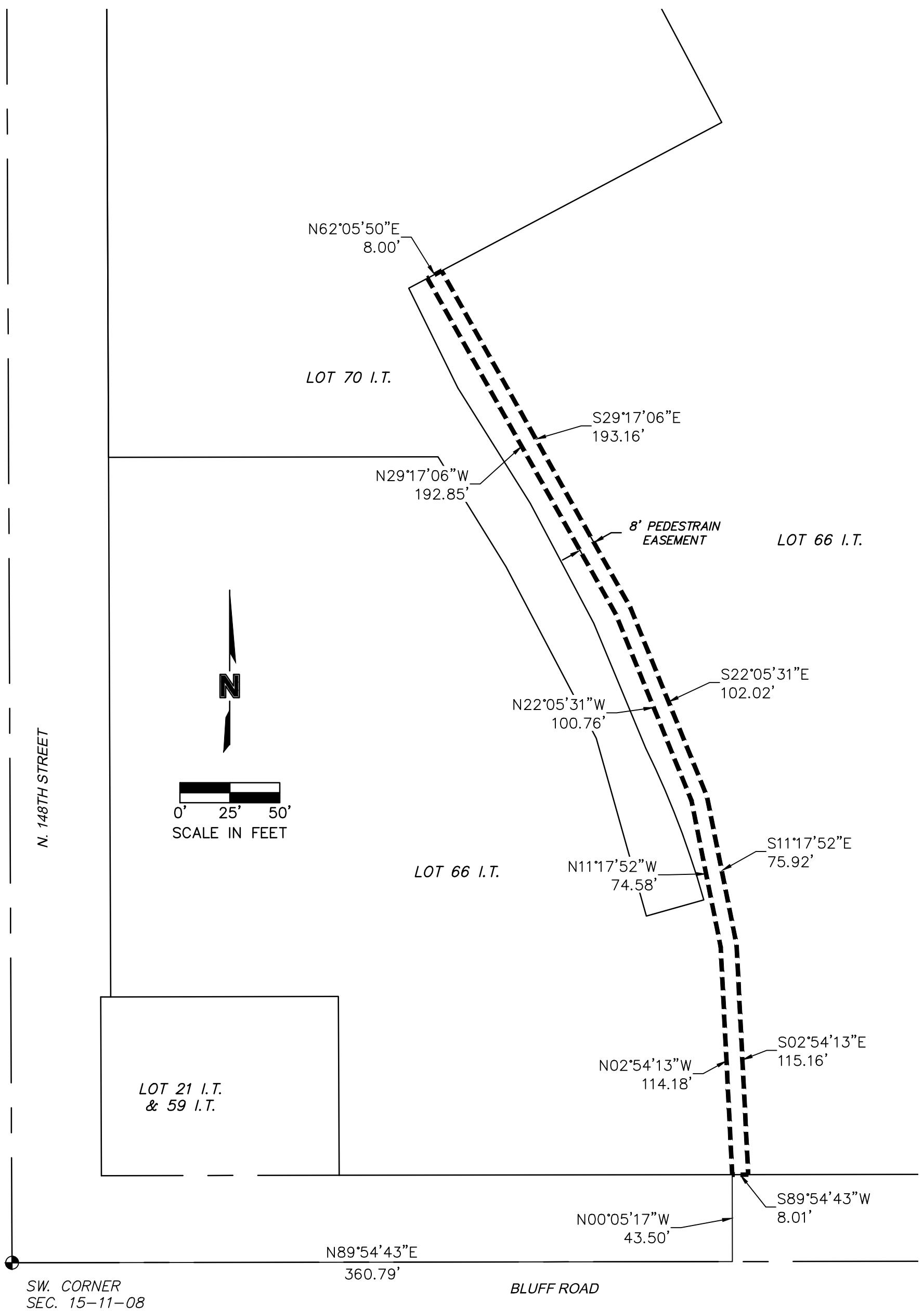
2023

WAVERLY, NE

drawn by: EGH
 checked by: _____
 approved by: _____
 GACK: _____
 project no.: 022-02127
 drawing no.: _____
 date: 06/07/2023

SHEET
1 of 18

DWG: F:\2022\01001-01500\022-01217\40-Design\Survey\SRV\Xref\XESMT_02201217 ped easement.dwg
 DATE: Feb 19, 2024 11:13am
 XREFS: C:\COV01_02201217 V_XALTA_02201217 V_XBNDY_02201217
 USER: abroeker
 Phase1 V_CUP-XBNDY_02201217 from matt san ease
 C_PBASE7_02201217
 C_CZ01_02201217_NEW_PHASE



PROJECT NO: 022-01217
DRAWN BY: ALB
DATE: 2/16/2024

PEDESTRIAN EASMENT
LOT 66 I.T. SECTION 15 T11N R8E

olsson

601 P Street, Suite 200
 P.O. Box 84608
 Lincoln, NE 68508
 TEL 402.474.6311

MINUTES OF A WAVERLY CITY COUNCIL MEETING HELD ON FEBRUARY 13, 2024

CALL TO ORDER

Mayor Bill Gerdes called the meeting to order at 6:00 p.m. Boy Scout Troop #76 member Fredric Bush led those in attendance in reciting the Pledge of Allegiance. Gerdes acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. Mayor Bill Gerdes, Council Members Abbey Pascoe, Dave Nielson, and Aaron Hummel were in attendance. Council Member David Jespersen was absent. Other City Officials present were City Administrator Stephanie Fisher, Deputy City Attorney Sarah Meier, City Clerk Megan Frye, and Public Works Director Tracey Whyman. Others present were Fredric Bush, Ayden Hornburg, Amanda Hornburg, Fire Chief Jared Rains, Emergency Services Coordinator Robin Hoffman, Waverly Suburban Fire District President Dick Dames, Lancaster County Deputy Sheriff Jason Brownell, and Olsson Project Scientists Colby Osborn and Joe Hinnant. Notice of the Meeting and Agenda were given to the Mayor and all Members of the City Council prior to the Meeting. Notice of the Meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website (citywaverly.com).

ADOPTION OF AGENDA

Council Member Pascoe moved to adopt the Agenda as presented. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Pascoe, Nielson, and Hummel. The following Council Members voted "NAY": None. Motion carried. 3-0.

CONSENT AGENDA

Minutes of the January 23, 2024 City Council Meeting

Consideration of agreement with Waverly Legion Baseball for the use of Lawson Park Field #1.

Council Member Pascoe moved to approve the Consent Agenda. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Nielson, Hummel, and Pascoe. The following Council Members voted "NAY": None. Motion carried. 3-0.

PROCLAMATIONS AND PRESENTATIONS

Proclamation Honoring Women in Construction Week March 3-9, 2024

Mayor Gerdes read the proclamation:

Proclamation of the City of Waverly, Nebraska Honoring Women in Construction Week
National Association of Women in Construction (NAWIC)

WHEREAS, the NAWIC Greater Omaha Chapter has distinguished itself for over 60 years as the voice of women in construction in Eastern Nebraska; and

WHEREAS, the work done by the Greater Omaha Chapter has benefited the City of Waverly through community development and educational programs; and

WHEREAS, the NAWIC Greater Omaha Chapter has unceasingly promoted the employment and advancement of women in the construction industry; and

WHEREAS, the construction community, represented by the NAWIC Greater Omaha Chapter, has been a driving force in fostering community development through renovation and beautification projects; promotion of skilled trades careers; and a positive vision of the future; and

WHEREAS, the NAWIC Greater Omaha Chapter has sought to achieve successful results for the City of Waverly and surrounding areas in a cooperative spirit with other organizations.

NOW THEREFORE, BE IT PROCLAIMED, that I, William D. Gerdes, Mayor of the City of Waverly,

Nebraska do hereby recognize the NAWIC Greater Omaha Chapter and its many dedicated volunteers for its steadfast work on behalf and support of women in construction, and do proudly proclaim the week of March 3 - 9, 2024 as "Women in Construction Week," and encourage our citizens to congratulate the organization on its many accomplishments.

Proclaimed this 13th day of February, 2024.

Eagle Scout Proclamation for Fredric Bush

Mayor Gerdes read the proclamation:

EAGLE SCOUT PROCLAMATION

WHEREAS: THE BOY SCOUTS OF AMERICA WERE INCORPORATED ON FEBRUARY 8, 1910, AND CHARTERED BY CONGRESS IN 1916, AND
WHEREAS: BOY SCOUTING IS A PROGRAM FOR BOYS AND GIRLS 11 THROUGH 17 DESIGNED TO ACHIEVE THE AIMS OF SCOUTING THROUGH A VIGOROUS OUTDOOR PROGRAM AND PEER GROUP LEADERSHIP WITH THE COUNSEL OF AN ADULT SCOUTMASTER, AND
WHEREAS: FREDRIC BUSH HAS EARNED THE RANK OF EAGLE SCOUT. HIS EAGLE SCOUT PROJECT INVOLVED RESTORING BRONZE GRAVE MARKERS BELONGING TO VETERANS IN HIS HOMETOWN CEMETERY OF GREENWOOD, NEBRASKA. BUSH WORKED WITH THE AMERICAN LEGION TO CONDUCT THE PROJECT HONORING VETERANS.

NOW, THEREFORE, I, WILLIAM D. GERDES, MAYOR OF THE CITY OF WAVERLY, NEBRASKA, IN APPRECIATION OF FREDRIC BUSH'S CONTRIBUTIONS TO THE CITY OF WAVERLY, DO HEREBY PROCLAIM FEBRUARY 26, 2024 FREDRIC BUSH DAY IN THE CITY OF WAVERLY, AND URGE ALL CITIZENS TO BECOME ACTIVE IN THE BOY SCOUTS OF AMERICA ORGANIZATION IN PROMOTING BOYS, GIRLS, AND YOUNG ADULTS IN BUILDING CHARACTER, TRAINING IN THE RESPONSIBILITIES OF PARTICIPATING CITIZENSHIP, AND IN DEVELOPING PERSONAL FITNESS.

DATED THIS 13TH OF FEBRUARY, 2024.

Mayor Gerdes stated the Eagle Scout ceremony will be held on February 25th at 4:00 p.m. at the Community Foundations building and the boys will receive the proclamations at that time.

Eagle Scout Proclamation for Ayden Hornburg

Mayor Gerdes read the proclamation:

EAGLE SCOUT PROCLAMATION

WHEREAS: THE BOY SCOUTS OF AMERICA WERE INCORPORATED ON FEBRUARY 8, 1910, AND CHARTERED BY CONGRESS IN 1916, AND
WHEREAS: BOY SCOUTING IS A PROGRAM FOR BOYS AND GIRLS 11 THROUGH 17 DESIGNED TO ACHIEVE THE AIMS OF SCOUTING THROUGH A VIGOROUS OUTDOOR PROGRAM AND PEER GROUP LEADERSHIP WITH THE COUNSEL OF AN ADULT SCOUTMASTER, AND
WHEREAS: AYDEN HORNBURG HAS EARNED THE RANK OF EAGLE SCOUT. HIS EAGLE SCOUT PROJECT INVOLVED CRAFTING TWO SHADOW BOXES TO HOUSE THE TURNOUT COATS OF FALLEN FIREFIGHTERS JUSTIN STINEMAN AND TONY

SCHAEFFER, CALLED THE "KNOTT FORGOTTEN" TO RAISE AWARENESS TO MENTAL HEALTH, AND IN HONOR OF HIS FAMILY MEMBER, JEREMY KNOTT. ADDITIONALLY, HORNBURG CREATED A MEMBERSHIP BOARD TO DISPLAY ACTIVE MEMBERS OF THE DEPARTMENT, INCLUDING A SMALL PLAQUE WITH HIS NAME, TROOP, AND THE KNOTT FORGOTTEN INSIGNIA, WHICH HAS BEEN PRESENTED TO WAVERLY FIRE/RESCUE.

NOW, THEREFORE, I, WILLIAM D. GERDES, MAYOR OF THE CITY OF WAVERLY, NEBRASKA, IN APPRECIATION OF AYDEN HORNBURG'S CONTRIBUTIONS TO THE CITY OF WAVERLY, DO HEREBY PROCLAIM FEBRUARY 27, 2024 AYDEN HORNBURG DAY IN THE CITY OF WAVERLY, AND URGE ALL CITIZENS TO BECOME ACTIVE IN THE BOY SCOUTS OF AMERICA ORGANIZATION IN PROMOTING BOYS, GIRLS, AND YOUNG ADULTS IN BUILDING CHARACTER, TRAINING IN THE RESPONSIBILITIES OF PARTICIPATING CITIZENSHIP, AND IN DEVELOPING PERSONAL FITNESS.

DATED THIS 13TH OF FEBRUARY, 2024.

Mayor Gerdes stated the Eagle Scout ceremony will be held on February 25th at 4:00 p.m. at the Community Foundations building and the boys will receive the proclamations at that time.

PUBLIC HEARINGS

None.

SHERIFF'S REPORT

Deputy Brownell reported there were 101 calls for service for the month of January 2024 including a few more than normal medical emergency calls and parking violations. Brownell reported on recent complaints in many communities on these new electric motorcycles and electric scooters and advised they are just as fast as some of the motorized vehicles. Brownell shared we are seeing kids aged 11, 12, and 13 years old on 90-125cc moto cross bikes and motorcycles, riding around the neighborhoods and through unfinished lots. Brownell shared an incident a few years ago where there was a serious accident where we almost lost a 12 year-old and cautioned the safety issue. Brownell shared the state statute and municipal ordinance. Brownell stated I will be talking to parents about not allowing a minor child to operate a vehicle, and I will be issuing tickets as needed and we need our kids to be safe when without parental supervision. Brownell stated I want to take a proactive step rather than having to work an accident on something that could have been prevented. Brownell encouraged anyone to ask questions regarding electric scooters if needed.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Consent Agenda.

CONSIDERATION OF CLAIMS AND FINANCIAL REPORTS

Claims for Payment

Claims for Payment: January 24th - February 13th, 2024		
Group A		
Vendor	Description	Amount
Julie Bermudez	Utility Deposit Refund	\$ 100.00

Andrew & Anne Broers	Utility Deposit Refund	\$ 100.00
Anna Dolezal	Utility Deposit Refund	\$ 100.00
James & Shauna Erickson	Utility Deposit Refund	\$ 100.00
Michaela Mallery	Utility Deposit Refund	\$ 100.00
Vinh Phan	Utility Deposit Refund	\$ 100.00
Lindsay Prater	Utility Deposit Refund	\$ 100.00
ADP Fees	Payroll & W2 Fees	\$ 781.80
ADP Payroll	Payroll	\$ 33,974.40
American Solutions for Business	Note cards w/ envelopes	\$ 174.00
Andrew Toy	Meal reimbursement-conference	\$ 15.23
Audrey Bach	Refund spring soccer	\$ 65.00
Badger Body & Truck Equipment	Plow repairs F-350, cutting edges, plow marker	\$ 3,022.41
Barco Municipal Products Inc.	Barricade reflective stickers	\$ 274.10
Black Hills Energy	Natural gas	\$ 2,125.24
Branden Ahlers	Refund-volleyball tournament	\$ 120.00
Carquest Auto Parts	Supplies	\$ 69.98
Chase Bank	2016 Var Purp Bond Interest	\$ 997.50
Cherri Fuehring	PHTLS Course & Certifications	\$ 800.00
CNA Surety Direct Bill	Mayor/Council Surety Bonds	\$ 600.00
Colonial Life	Insurance	\$ 43.92
Core & Main	Meter & Readout Purchases	\$ 20,062.50
Cubby's, Inc.	Fuel	\$ 3,289.56
Custom Cooling & Heating, Inc.	Fire dept. heater repair	\$ 501.15
DataVizion, LLC	VizionCare Complete, Microsoft 365 Business	\$ 1,515.00
Dearborn National	Life & AD&D Insurance	\$ 107.40
Diamond Vogel Paint Center	Dry well paint	\$ 70.41
EAKES OFFICE PLUS	Desk chair mats, FD copier contract billing	\$ 239.28
Elliot Equipment Co.	Gutter broom set	\$ 288.88
Empire Netting & Fence	Lawson Park Field 1 bleachers	\$ 35,880.00
Fidelity Security Life Insurance	Vision Insurance	\$ 160.51
Frontier	Diesel, ruby fieldmaster, hose clamps, propane	\$ 1,067.42
Gary McKinstry	Refund-Permit 230040	\$ 825.00
HBE LLP	Keno Procedures & Preparation	\$ 9,805.00
Horizon Bank	Monthly ACH Fees	\$ 10.00
Huffman Engineering, Inc.	Well 7 control panel	\$ 2,453.88
Interstate All Battery Center	Batteries	\$ 365.20
JEO Consulting Group, Inc.	Water Main Construction Services	\$ 1,375.00
John Deere Financial	Snow plow cutting edges, mower repair	\$ 1,411.76
John Hancock USA	Retirement	\$ 2,913.43
Kaleah Latenser	Soccer refund	\$ 65.00
Kelly Supply Company	Salt brine tank parts	\$ 871.94
Kriha Fluid Power Co., Inc.	Pressure washer repair	\$ 59.03
Lancaster Co Sheriff Office	February 2024	\$ 35,186.00
LARM	Property insurance changes, work comp audit	\$ 8,673.16
Life-Assist, Inc.	Medical Supplies	\$ 1,703.33
Lincoln Electric System	Electricity	\$ 22,357.33
Lincoln Winwater Works Co	Repair clamp	\$ 1,162.80
Lindsey Ehmen	Soccer refund	\$ 65.00
Menards-Lincoln North	Supplies	\$ 249.06

Midwest Laboratories, Inc	Lab fees	\$ 143.77
Nathan Vidlak	Prescription mask inserts	\$ 45.00
NDEE-Fiscal Services	Swimming Pool Permit Renewal	\$ 40.00
Nebraska Dept Revenue Waste	Utility Sales Tax	\$ 8,275.06
Nebr Dept of Environ & Energy	Grade 3 Water Course & License	\$ 495.00
NE Public Health Environ. Lab	Lab Fees	\$ 108.00
NSG Logistics LLC	Ice control salt	\$ 5,530.78
One Call Concepts, Inc.	One-Call Service	\$ 44.76
Paul Davis Restoration, Inc.	Laundrying Bunker Gear	\$ 400.00
PAY.GOV	Medicare Provider Enrollment	\$ 709.00
Pinnacle Bank	Supplies, alarm system, Conference fees, fuel	\$ 834.30
Production Creek Specialty Adv	Employee clothing	\$ 30.00
Quick Med Claims	January 2024 Billing-EMS	\$ 794.55
Quik Dump Refuse	Garbage Service	\$ 522.34
Ray Estes	Meal reimbursement-class	\$ 16.32
Rembolt Ludtke LLP	Legal fees, zoning violation	\$ 3,849.53
Ryan Lawn and Tree	Sprinkler winterization	\$ 600.00
S & L Trenching LLC	Water repair 10610 N 138 St.	\$ 1,850.00
Samantha Wilson	Soccer jersey refund	\$ 25.00
Sandry Fire Supply	Annual service TNT Battery	\$ 673.50
Scales Sales & Service	Tested & inspected scales	\$ 621.00
Schemmer Associates Inc.	Quiet Zone Reaffirmation	\$ 64.52
Sean Zapp	Soccer refund	\$ 65.00
Small Engine Specialists	Supplies	\$ 6.06
Southeast Area Clerks Assoc.	2024 Annual Dues	\$ 10.00
Stryker Sales, LLC	Additional lifepack AED pads	\$ 203.01
Stryker Sales, LLC	Lifepack AED	\$ 2,814.19
TG Technical Services	WWTP air monitoring equipment	\$ 20,959.07
The Fort	Clothing allowance	\$ 786.93
The Voice News	Advertising & Printing	\$ 710.78
U.S. Postmaster	Stamps/Postage	\$ 272.00
U.S. Bank Equipment Finance	Ricoh Copier	\$ 143.95
Visual Edge IT	Copies	\$ 112.81
Windstream	Phone Service-Fire	\$ 258.50
Windstream	Phone Service	\$ 948.23
	Claims Group A Total	\$ 249,460.57

Council Member Pascoe moved to approve Claims Group A in the amount of \$249,460.57. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Hummel, Pascoe, and Nielson. The following Council Members voted “NAY”: None. Motion carried. 3-0.

Treasurer's Report and Budget & Expense Report

Council Member Pascoe moved to approve Treasurer's Report and Budget & Expense Report. Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Pascoe, Nielson, and Hummel. The following Council Members voted “NAY”: None. Motion carried. 3-0.

INTRODUCTION OF RESOLUTIONS

None.

INTRODUCTION OF ORDINANCES

Consideration of the first reading of Ordinance 24-01 to Rezone a Parcel of Land for property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north) from Agricultural District (AG) to Residential (R-2 and R-4).

Council Member Pascoe moved to approve the first reading of Ordinance 24-01 to Rezone a Parcel of Land for property generally located on N 148th St. (west boundary), between Bluff Rd (south) and Highway 6 (north) from Agricultural District (AG) to Residential (R-2 and R-4). Council Member Nielson seconded the motion.

The following Council Members voted “YEA”: Nielson, Hummel, and Pascoe. The following Council Members voted “NAY”: None. Motion carried. 3-0.

INTRODUCTION TO BUSINESS AND COMMUNICATIONS

Presentation from Olsson on the Well Siting Report.

Olsson representatives Joe Hinnant, scientist on the water resources team, presented figures and hitting on some of the highlights on the full Well Siting Report, which included information from the Hydrogeological Assessment.

Hinnant shared the objectives of the report, stating we were looking at the existing wellfield area, the study area, and additional places there that we could site another new municipal well. Additionally, three different areas that could be potential wellfield expansions: the Camp Creek area, the Salt Creek area north of town, and the confluence area to the northeast of where Salt Creek, Camp Creek, and Rock Creek all come together. Hinnant defined a few key definitions in the report. Hydraulic conductivity is the ability for water to pass through a material, or how easily water can move through a material. Saturated thickness is the distance between the water table and the base of an aquifer, or how much of the water column are we working with. Transmissivity is the flow capacity of an aquifer per unit area per unit time, or it's the hydraulic conductivity of how easily something moves through times of saturated thickness, or how much water is moving in a certain amount of time. Drawdown is the general lowering of the groundwater surface caused by pumping.

Hinnant shared the 4 areas and referred to data in the Hydrogeologic Study, as well as the Bedrock geology and where the wells are pulling water from. Hinnant advised wells 4 and 5 are in the alluvial deposits, where water moves freely, and are shallower, and will produce a lot of water without seeing a lot of drawdown. Hinnant advised the rest of the wells are in the Dakota aquifer with seemingly more saturated thickness with a lot more drawdown because they are semi-confined.

Hinnant referenced the evaluation process in the Well Siting Report, of estimating transmissivity by looking at the Borehole Logs and gave them an arbitrary scale of 1-6 transmissivity level low to high. Hinnant shared the process of targeting specific lithologies with targeted wells of similar lithologies, trying to pinpoint where the well will be screened. Hinnant advised we used Aerial Electro Magnetic (AEM) data to find where coarse grained materials might be located. Hinnant advised the advantages of boreholes, that they show an actual snapshot of the lithology at that hole, but they are spaced out few and far between so to interpret between those areas, we can use AEM data to fill in gaps between boreholes. We looked at long-term water level monitoring from USGS and data from the City and we prioritized test holes in the area A-D highest to lowest priority.

Hinnant advised things not considered in the initial prioritization were potential cost of developing the water supply infrastructure, water quality samples, and jurisdiction authority or ease of working with that landowner or acquiring that land. We only looked at water quantity.

Hinnant described the process of collecting AEM data and discussed resistivity of the ground. Hinnant advised using this data we would look for coarse grained materials, which make good aquifer material. Hinnant advised we gave the boreholes a good aquifer material rating of 1-5 for potential groundwater sources and pointed them out on a map. This is where the AEM data lines up with borehole data to give us an idea that there is good coarse grain aquifer data. Hinnant shared water monitoring on USGS wells and advised there is a much more comprehensive data set for the city wells in the initial report. Hinnant stated Waverly is seeing water level declines, especially over the last three years.

Hinnant shared the testing prioritization for the existing wellfield area and stated priority A has the most coarse grain interval, while priority D is shallowest. The test hole off of Alvo Rd and N 134th St. between well 7 and wells 9 and 10 received priority A. Well 7, although is out of commission right now, has really good lithology, which is carried to the east. Priority B well is on the south side of the existing wellfield area where there are couple wells there that had really good transmissivity and the AEM data was a strong influencer. Similar to the C priority well, the AEM data pointed to large core screened interval there.

Hinnant shared the three wells targeted for lithology. Hinnant discussed the potential Camp Creek area east of Waverly. Hinnant stated borehole data was a lot more limited here, especially on the southern end of the area. We gave it a 5 for a classification of apparent transmissivity. There's a lot of good coarse grained material to the north of the area as well as south of I-80. Hinnant discussed the Salt Creek area and advised there were a lot more coarse grained intervals, shallower water tables, and there are ratings of 6. Hinnant advised borehole data is plotted and in the report. They mirrored what we saw on the AEM data, the large coarse grained intervals, which allowed us to draw larger polygons for areas that a well could be sited at. Hinnant shared the prioritization of the Salt Creek area, stating the shallowest area got a D priority. Hinnant discussed the Confluence area, which had some good borehole data right along Salt Creek and farther north towards Rock Creek, there were some boreholes that you would not want to target for siting a municipal well. The water table in this area is right next to a pond or lake so the water table very shallow and thickness of clay layer on the top of the well.

Hinnant stated NDEE clearinghouse data all through Nebraska was looked at, specifically the most recent sample as far back as 2018. Hinnant advised of two samples found in the Camp Creek area that were exceeding the EPA max contaminate limit for nitrates, and to avoid building a municipal well in that area. Hinnant shared another place in the confluence area where nitrate levels are creeping toward 10 mg/L but not enough data to steer us away from Salt Creek or existing wellfield area. Council Member Pascoe asked where ideal nitrate levels should be and City Administrator Fisher responded as low as possible and at the very least under 10 mg/l.

Council Member Nielson asked if drilling another well near our existing wells hurts our other wells and Hinnant responded only if pumping at the same time there will be some interference from one well to another, depending on how hard and how long it's being pumped and how close to the next well they are placed so timing the wells so nearby wells are not pumping at same time.

Hinnant shared the prioritization of the 3 outside areas outside of existing wellfield area. The first priority recommendation being the Salf Creek area with really thick intervals of coarse grained material, shallow water table, and high relative estimated transmissivity. The second priority being the Camp Creek area, which had similar results as Salt Creek but had shallower wells so there was less saturated thickness to work with. And lastly, the third priority is the confluence area due to the thick clay layer above and the aquifer material is a lot better in the other two areas. On the water quality, we recommend avoiding the A priority test level in the Camp Creek area because of those water quality concerns with nitrate levels.

Nielson asked if the data looks good and Hinnant said there is definitely water there, it's a matter of finding it, screening the well, and designing the well that will max its lifetime. Hinnant stated well life

can be prolonged by screening it at a deeper interval but it means you can't pump as much water so it is a trade-off.

Chad Neulhafen asked if there were any tests showing the hardness of the water since Waverly is known to have ultra hard water and if any tests showed Salt Creek had any softer water and Hinnant stated we only looked at nitrate concentration for water quality.

Council Member Hummel asked how this data supports and compares to when Wells 6 and 7 were built in 1986 to see if anything changed, Hinnant stated the AEM data does allow you to look in places where there aren't boreholes and make inferences on what the material might look like there so that is encouraging because instead of just proposing an area nearby a well, you can use that well to see what the AEM data looks like for that interval and see which direction it continues. Hummel noted it shows the Salt Creek area is very positive for us. Hummel stated I remember talking over the last couple years the impression was we couldn't go north so this is positive because we can go many directions and we were thinking before tonight that south is the only option. Nielson asked if it would make more sense to go away from our existing wellfield and find new water. Hinnant said it could be but it is the tradeoff with infrastructure costs so you may want to stay in your current area. Hinnant advised we are seeing same trends throughout but you might have better luck with coarse grain materials. A lot of the wells in the existing wellfield are in the Dakota, which has much different response to pumping than somewhere on Salt Creek would so you would get a varied response, which might prolong the life of the well.

Olsson representative Colby Osborn stated those polygons on the map show the area that looks favorable, then we put an actual pin within them, then the pin takes into account well spacing. If for some reason because of the land owner or something doesn't work at that specific point, you could move it within that area and maybe look at a test hole in a different location because the whole area looked good, but the pin was just where we thought looked the best and took into account well spacing. Fisher asked if well spacing included irrigation wells and Osborn responded yes, any registered wells.

Mayor Gerdes asked where is the best place to go and Osborn stated you probably need more data on the water quality side in some of those areas before doing much drilling because drilling is very expensive but if you could get more water quality information to assure yourself that the water quality looks favorable, then I would investigate test drilling and maybe get a better idea of design cost for what it would cost to bring into your water system to make sure it is not cost prohibitive. The existing wellfield seems to us like there is some low hanging fruit as far as kicking the ball down the road a little ways. It is definitely pulling from that same aquifer system that you're seeing declines in but if you're pulling from other areas at lower volumes, it would help address the situation where water levels are too low in specific wells and they need to be turned off.

City Administrator Fisher asked regarding doing tests on water quality before doing test wells, so we can obviously pull water from irrigation wells and domestic wells if we get permission from property owners and Osborn agreed. Fisher stated that's that 13-parameter test and Osborn agreed stating I think that is what Public Works Director Whyman was recommending for the test. Fisher stated it will test for 13 different items including salinity, nitrates, and hardness, among others. Osborn stated the tests themselves are pretty cheap so if you can get permission to get samples from a lot of those wells, I think you could get quite a bit of data inexpensively and hopefully quickly if they are existing functioning wells. Whyman stated the hard part is getting permission from land owners, which is our next priority and I don't know how long it is going to take. We could send a letter out and contact them and see if they will do it. Hummel requested in the next month or so to educate us on what our legality is. Osborn advised talking with the NRD as a potential option. Fisher stated I have already talked to the NRD and they have 2 monitoring wells in the Salt Creek area. One of them got trashed so we can't use that one but the other one they agreed we can pull water from it. There are some domestic wells in the Salt Creek area and irrigation wells also.

Consideration of action to be taken resulting from information received in the Well Siting Report completed by Olsson.

Council Member Hummel moved to give the city administrator and public works director the authority as they see fit to reach out to the land owners and do the tests that you need. Council Member Pascoe seconded the motion.

The following Council Members voted “YEA”: Hummel, Pascoe, and Nielson. The following Council Members voted “NAY”: None. Motion carried. 3-0.

Consideration of a Letter of Invitation from the Waverly Suburban Fire District.

Council Member Pascoe moved to approve consideration of a letter of invitation from the Suburban Fire District. Council Member Nielson seconded the motion.

Pascoe stated I would like to schedule open workshop meetings, so we have all the facts before we approve anything. Pascoe stated I don’t know if this is in our best interest because I don’t have a lot of information yet so I would ask that we put it on hold until we hold two open working groups with all the council present because there is a lot riding on this boat, and I have a lot of questions. Deputy City Attorney Meier stated by approving the letter of invitation does not mean we are approving of joining the fire protection district; you are accepting the invitation to consider. Council Member Hummel agreed.

Hummel shared concerns with needing more information as to why we are doing this. Council Member Nielson suggested the workshop could address those details. Meier provided legal advice.

Council Member Pascoe moved to amend to conditionally accept the invitation based upon the outcome of the open meeting workshops. Council Member Nielson seconded the motion.

On motion to amend, the following Council Members voted “YEA”: Pascoe, Nielson, and Hummel. The following Council Members voted “NAY”: None. Motion carried. 3-0.

Council Member Hummel moved to postpone, as amended to the next city council meeting. Hummel stated Council Member Jespersen requested he be a part of any voting and Pascoe stated I think that was his biggest concern to have open workshops. Discussion was held on scheduling concerns. Motion died due to lack of second.

On original motion, as amended, the following Council Members voted “YEA”: Pascoe, Nielson. The following Council Members voted “NAY”: Hummel. Motion carried. 2-1.

Consideration of the Construction Contract Agreement with K2 Construction for the 2020 Water Main Improvements: Eastbourne St/N 147th St from N 143rd St to Castlewood St, issuing the Notice to Proceed and authorizing the mayor to sign the necessary documents.

Council Member Pascoe moved to approve K2 and sign. Council Member Nielson seconded the motion. The following Council Members voted “YEA”: Nielson, Hummel, and Pascoe. The following Council Members voted “NAY”: None. Motion carried. 3-0.

Consideration of adding a \$5,000.00 budget item for expenses related to the 1934 Ford Model BB Fire Truck.

Council Member Pascoe moved to approve adding a \$5,000.00 budget item for expenses related to the 1934 Ford Model BB Fire Truck. Council Member Nielson seconded the motion.

Council Member Hummel requested this come out of the general fund because it’s not a fire operating piece of equipment, it’s a piece of history. Mayor Gerdes reminded those present of the original

agreement from the sale of the old ambulance was made with intention of taking care of all the expenses with donations. Suburban Fire District President Dick Dames agreed. Hummel agreed but stated things have now changed. Hummel shared all the in kind donations for repairs, maintenance, travel, equipment, storage, etc of the 1934 Ford thus far. Hummel stated I can't stand the thought of selling a piece of history. Gerdes advised we lack donations and can't force people to donate through taxes. Discussion of storage costs. Council Member Nielson stated I would like to keep that truck too. Council Members discussed past efforts to gain donations. Public Works Director Whyman offered to store the fire truck at the Wastewater Treatment Facility building and Hummel advised of issues of easy access to the fire chief and also possible mice damaging the truck. Dames advised the donation fund could be an option and Gerdes asked for the volunteers' thoughts. Fire Chief Rains stated we haven't discussed this with the volunteers, but advised there are a lot of other departments who have history and we don't and this is pretty important. Hummel stated City Clerk Frye is putting together a webpage with photos for public interest in the truck and to ask for donations. Nielson suggested putting an article in the paper asking for donations and Hummel stated it has been done when we first displayed it. City Administrator Fisher stated there is room in the budget in 16 account to run articles in the newspaper.

Council Member Pascoe moved to postpone. Council Member Hummel seconded the motion. The following Council Members voted "YEA": Hummel, Pascoe, and Nielson. The following Council Members voted "NAY": None. Motion carried. 3-0.

Consideration of Change Order No. 1 for the Well 7 Rehabilitation Project.

Council Member Pascoe moved to approve Change Order No. 1 for the Well 7 Rehabilitation Project. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Pascoe, Nielson, and Hummel. The following Council Members voted "NAY": None. Motion carried. 3-0.

Updates on following items: Water Emergency, Fire Station, Aquatic Center.

City Administrator Fisher stated the water rehab project started and well 5 is now complete, which included about \$1,400 in repairs. Fisher advised the motor is about 20 years old and we are running on loaned time and is something we need to keep on our radar, and we will probably want to move that well in the future. Fisher advised well 5 is one of our wells that is higher in nitrates and all bacteria testing has been completed and has met all criteria. Well 5 was put back into service and is pumping water again. Well 6 is now out of service and the pump is being worked on at their shop. They shot a camera in the casing and they are going to be cleaning the screens and everything on the pump. Fisher stated there are no major failures at this time, but we haven't gotten a final diagnosis of everything yet. At this point in time, it looks like it's going to be put back in service and move onto the next well. Fisher stated after well 6 gets out back in service, we will then move to well 4, then well 9, and finally well 11. Gerdes asked about a timeline for getting well 6 back in service and Public Works Director Whyman stated that depends on what they find in the pump and if they need to order parts; it is pending.

Fisher reported we just had the presentation for the Well Siting Report from Olsson and they completed the sample from a test bore on well 7 where they determined, unsurprisingly, the ground 15 feet away was the same as the ground where the original well was. The test well has been drilled and they have not installed the pump on the test well yet—hopefully later this week or early next week. Once they put the pump on there, they will pump it for a while and get all their data, which is what they will use to determine the size of the casing and the location of the screens on that well. There is a possibility that they could size this up a little bit bigger than they thought originally, that's why they are waiting to pump the test well. Once they determine the size of the casing and the location of the screens, then they have to order the materials, then they will begin construction. Fisher stated as you know, you just approved a change order on the date, so there is a change of an extremely important piece of equipment that has a very long lead time so they may finish construction but we may be waiting on some electrical materials.

Council Member Nielson asked why wells 8,9, and 11 are holding their own or going backwards, while the others are doing good and Whyman responded that is due to the location being in the south wellfield being in the non-confined wellfield so the rate doesn't change as fast as the ones that are in the Dakota aquifer, which are a lot deeper. Whyman advised everyone in this region needs moisture, not just Waverly. Fisher reported the pumping levels are up and we do not have any wells that are pumping within one foot. Fisher stated we have one well that is at 4.2 feet, and everything else is at 8 and above. Gerdes stated we have the VFDs turned down to 80% on all the wells except for well 4. Whyman stated well 4 is at 92% and well 5 is pumping at 100%. The screen was pretty plugged on well 5 and now that it's cleaned, the pumping levels have improved quite a bit—from 47 feet to 40 feet now. Fisher requested for guidance from the Council regarding residents calling to ask if they can wash their cars in their driveway and soon will be asking if they can water their lawn. Hummel stated by definition, we are no longer in an emergency. Gerdes advised I had hoped to give an overview, but I lost my excel file today but will have it here next council meeting to explain. Gerdes stated I believe right now, we are still in an emergency but with well 5 coming back on, we may be out of it. Hummel stated we can go through it and Pascoe stated this is the number one question people want to know and this is turning into opinions vs opinions instead of facts. Pascoe asked if we need a public discussion and Fisher asked for council action on the determination of whether we are in a water emergency or not. Gerdes asked if all wells are created equal and if they have the same pumping rate and Whyman answered no. Council Members discussed updated triggers.

Fisher stated there is nothing new to report on the fire station. We had the invitation to join the suburban fire district for the fire department.

Fisher stated Carrothers representative Randy was here at the today at the Aquatic Center along with Josh with Zata Electric, who is the electrician to install the overhead lighting, which should take about two weeks to finish up, including cleaning up the mess of boxes and plastic. Roofrite is the contractor that did the metal sheeting on the bath house, and presently completing some minor changes. Fisher stated the sump pump has been replaced due to a failure with the original equipment and the mechanical room door, the vents, and the vent fan will be installed in the next week or so.

COMMITTEE REPORTS

Human Services (Park & Recreation): Council Member Jespersen

City Administrator Fisher reported the parks staff has been working on hauling tree branches, putting back curb stops in Wayne Park, and backfilling dirt along the driveway into Wayne Park. We are still accepting registrations for 4th and 5th grade soccer, and all other divisions are closed. They had 93 kids signed up for baseball and softball and they do need more softball players if you know anyone that is interested. They had 225 kids sign up for spring soccer and that's very typical. Blast ball and t-ball registrations are going on right now until early April. Coed volleyball is going on Wednesday nights at the middle school and we are hosting a coed adult volleyball tournament on Sunday, March 3rd.

Public Works (Utilities & Street): Council Member Nielson

Council Member Nielson reported they attended the Nebraska Concrete Paving Association meeting for 2 days in Lincoln. The metal roofing panels were delivered to the Wastewater Treatment Plant and the roofing contractor has begun work on the laboratory building. Moved one of the 3000-gallon salt brine tanks at the shop to make room for the new dump truck. Moved out the dirt from the shop from the two water main breaks back in January. Applied rock to the shop driveway, and to the wastewater driveway. Painted the piping in the drywell at the wastewater plant. Worked in Wayne Park to chip up trees and cut down several trees. Put new reflective stickers on the A- frame barricades. Well 5 was repaired and put back online while Well 6 is currently being worked on and is out of service. Did utility locates for the Lancaster County fiber line along highway 6 and N 141st Street. Utility locates for Danvers and Oak Lane

for JEO survey for water main replacement plans. Applied more dirt to the two water main break sites. Burned the tree dump pile on Tuesday February 13. Filled potholes at various spots around the city.

Public Health (Fire & Safety): Council Member Pascoe

Council Member Pascoe reported the fire department had their annual appreciation dinner on Saturday night. James Bartels and Larry Fichtner were honored for their 15years of service. Firefighter of the year was Nate Stillmock. EMT of the year was Nate Vidlak. They are just a little over one call per day thus far in 2024 with 50 calls.

Fiscal and Economic Development: Council Member Hummel

Council Member Hummel reported the Mexican restaurant is set to open very soon, hopefully by next week.

City Administrator Fisher

City Administrator Fisher reported the Ash Hollow Project has started, which is the project the city, the county, and LPSNRD are paying for together. They have installed the silt fences and they are working on grading and excavating along there. I'm working with SENDD to create an RFP for the Safe Streets For All grant. The League of Municipalities conference is in a couple of weeks. Mayor Gerdes, Council Member Pascoe, and I will be attending. City Clerk Frye is attending the clerk's conference, which is the middle of March. The Emergency Management Committee is meeting on Tuesday, February 20. The Tyler Benal of LPSNRD is having a drinking water protection workshop for producers in the area and will be attended by the NRCS and several other people at the Community Foundations on Tuesday, February 20 during the day. NRCS is going to be one of the presenters, along with Nebraska Extension, Frontier COOP, and LPSNRD. If you know of anyone who would like to go, we encourage them to go.

ADJOURNMENT

Council Member Pascoe moved to adjourn the meeting at 7:48. Council Member Nielson seconded the motion.

The following Council Members voted "YEA": Nielson, Hummel, and Pascoe. The following Council Members voted "NAY": None. Motion carried. 3-0.

William D. Gerdes, Mayor

Megan K. Frye, City Clerk/Deputy Treasurer

Claims for Payment: February 14th - 27th, 2024

Group A			
Vendor	Description	Amount	Date Paid
ADP FEES	Payroll Fees	\$ 68.15	2/23/2024
ADP FEES	Payroll Fees	\$ 118.58	3/1/2024
ADP PAYROLL	Payroll	\$ 34,812.67	2/23/2024
Aerzen USA Corp.	Wastewater blower filters	\$ 1,403.22	
BLUE CROSS BLUE SHIELD NE	Health Insurance	\$ 15,154.42	3/1/2024
CARQUEST AUTO PARTS	Belts, batteries, air filters, fuel filters	\$ 1,815.98	
DELTA DENTAL OF NEBRASKA	Dental Insurance	\$ 785.23	
Dylan Bryant	CPR Recertification	\$ 450.00	
Consolidated Elect.Distributor	SQD contactor	\$ 127.58	
Frontier	Ruby fieldmaster	\$ 307.51	
GRAINGER	File cabinet	\$ 728.92	
HAMILTON EQUIPMENT CO.	Bobcat fitting	\$ 29.98	
Hometown Leasing	FD Copier	\$ 71.48	
HUFFMAN ENGINEERING, INC.	Well 7 control system	\$ 3,646.50	
JEO CONSULTING GROUP, INC.	Prelim/Final Plat Smetter-Hoy, water main construction, Oak Ln & Danvers water main	\$ 18,900.00	
JOHN HANCOCK USA	Retirement	\$ 2,952.49	2/23/2024
Jones Group	Antique fire truck insurance	\$ 39.00	
JONI COLLINS	Soccer refund	\$ 40.00	
Kevin LaPage	Repair degrinder motor #3, new degrinder contactor & test	\$ 315.00	
KRIHA FLUID POWER CO., INC.	Hose assy w/fittings	\$ 68.68	
Lancaster County Treasurer	TIF E & K Reimbursement-Project Closed	\$ 3,297.38	
MENARDS-LINCOLN NORTH	Water filters	\$ 143.96	
MGX Equipment Services LLC	Plow cutting edges	\$ 1,006.44	
NADIA KOVAL	Cleaning Service	\$ 399.30	
NE DEPT OF TRANSPORTATION	Snow Removal Agreement	\$ 3,604.30	
NEBRASKA DEPT OF REVENUE	F.D.Lottery/Raffle Tax Return	\$ 170.00	
NEBRASKA DEPT OF REVENUE	License fee for keno	\$ 100.00	
NE PUBLIC HEALTH ENVIRON. LAB	Lab Fees	\$ 85.00	
PAVERS LLC	Cold Mix Asphalt	\$ 278.01	
Production Creek Specialty Advertising	Soccer awards	\$ 594.50	
QUIK DUMP REFUSE	Garbage Service	\$ 522.34	
REMBOLT LUDTKE LLP	Bond Matters-TIF Admin	\$ 1,040.00	
SANDRY FIRE SUPPLY	SCBA thread saver	\$ 132.50	
SENDL Lincoln Office	Drawdown #3	\$ 38,735.60	
S.E.Rural Fire Protection Dist	EMS Calls	\$ 2,750.00	
SUNBELT RENTALS,INC.	Lift rental for street banners	\$ 375.55	
U. S. POSTMASTER	Stamps/Postage	\$ 295.16	
UNION BANK & TRUST CO.	HSA Accounts	\$ 2,750.00	3/1/2024
VERIZON WIRELESS	Phone Service	\$ 359.76	
Westover Rock & Sand,Inc.	Crusher run	\$ 3,058.89	
Vike's Corner	Fire department debit card purchase-appreciation dinner desserts	\$ 244.22	
Claims Group A Total		\$ 141,778.30	

William D. Gerdes, Mayor

Cheris Cadwell, City Treasurer/Deputy Clerk

City of Waverly
January, 2024

Gross Sales

Waverly \$ 194,205.16

Gross Sales 100.00% \$ 194,205.16

Prizes (Payouts)

Waverly

Prizes (Payouts) 75.8762% \$147,355.55

Operator Commission 12.0000% \$23,304.62

City Share 11.8958% \$23,102.31

Uncollected Winnings 0.2279% \$442.68

Interest \$10.97

Total to city \$23,555.96

YTD SALES \$ 866,132.21

City 7%min earned YTD \$60,629.25

Paid YTD \$83,249.60

Due City (\$22,620.35)

Sales Tax Collections: sales tax earned two months prior--shown as month paid to City

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
January		\$32,992.14	\$29,189.49	\$29,531.36	\$32,688.55	\$32,284.36	\$33,172.54	\$46,014.14	\$41,917.94	\$46,648.43	\$90,625.85	\$103,786.45	\$105,194.37	\$104,708.89		
February		\$29,537.64	\$30,246.77	\$64,480.25	\$36,940.26	\$41,698.05	\$41,692.99	\$60,599.43	\$46,095.47	\$54,122.85	\$109,289.36	\$116,586.73	\$131,852.76	\$114,253.11		
March		\$26,920.56	\$26,887.71	\$30,457.12	\$35,161.97	\$35,290.80	\$40,821.47	\$40,219.57	\$42,933.14	\$42,610.56	\$75,928.93	\$99,352.41	\$95,771.88			
April		\$28,796.53	\$28,137.26	\$29,420.11	\$29,176.72	\$30,227.87	\$34,683.45	\$41,461.95	\$34,740.53	\$47,940.60	\$77,700.69	\$111,903.31	\$97,168.62			
May	\$8.24	\$35,288.09	\$34,362.26	\$34,621.55	\$31,802.05	\$39,108.51	\$43,465.17	\$52,003.47	\$47,233.51	\$44,064.34	\$93,473.57	\$97,854.57	\$101,491.84			
June	\$21,243.02	\$32,198.24	\$28,426.22	\$38,672.07	\$31,794.65	\$33,427.73	\$40,781.58	\$45,768.13	\$41,378.54	\$52,572.46	\$99,944.43	\$95,376.36	\$111,660.31			
July	\$25,244.63	\$30,457.75	\$31,952.30	\$39,768.61	\$43,691.63	\$5,327.24	\$45,632.90	\$50,294.37	\$52,805.83	\$45,600.18	\$98,328.54	\$100,142.61	\$106,592.60			
August	\$29,839.16	\$36,192.83	\$33,585.11	\$32,131.22	\$31,226.35	\$44,897.74	\$48,886.02	\$51,641.21	\$50,411.52	\$59,379.70	\$107,707.62	\$121,477.70	\$130,326.31			
September	\$30,988.54	\$37,130.93	\$34,002.03	\$41,645.33	\$49,711.78	\$36,561.46	\$41,391.36	\$42,353.80	\$50,953.89	\$67,428.76	\$99,848.37	\$104,395.19	\$103,737.29			
October	\$29,229.16	\$36,993.71	\$38,297.05	\$35,077.10	\$36,328.32	\$39,165.85	\$45,678.64	\$52,076.81	\$57,694.98	\$55,385.72	\$99,986.54	\$119,671.73	\$114,754.32			
November	\$29,346.34	\$32,505.44	\$41,745.15	\$37,159.48	\$36,419.27	\$47,264.28	\$50,944.62	\$42,158.82	\$58,477.36	\$56,647.46	\$118,010.17	\$109,006.57	\$102,350.94			
December	\$27,622.05	\$29,632.44	\$17,238.71	\$32,581.21	\$22,368.15	\$35,162.51	\$48,520.21	\$45,481.83	\$45,307.48	\$90,445.57	\$87,009.84	\$14,777.74	\$102,439.75			
Total Year	\$193,521.14	\$388,646.30	\$374,070.06	\$445,545.41	\$417,309.70	\$420,416.40	\$515,670.95	\$570,073.53	\$569,950.19	\$662,846.63	\$1,157,853.91	\$1,194,331.37	\$1,303,340.99	\$218,962.00	\$145,974.74	\$72,987.26
Monthly Ave	\$24,190.14	\$32,387.19	\$31,172.51	\$37,128.78	\$34,775.81	\$35,034.70	\$42,972.58	\$47,506.13	\$47,495.85	\$55,237.22	\$96,487.83	\$99,527.61	\$108,611.75	\$109,481.00		

Tax Year	Tax Month	Sales and Use Tax***	Consumers Use Tax	Current Month's Refunds	Administration Fee	Paid to City	Motor Vehicle Sales Tax
2011	MARCH	8.5	0	0	-0.26	8.24	0
2011	APRIL	15,415.21	6,484.81	0	-657	21,243.02	1,823.27
2011	MAY	21,667.75	4,357.64	0	-780.76	25,244.63	5,788.37
2011	JUNE	23,301.52	7,460.50	0	-922.86	29,839.16	4,130.36
2011	JULY	27,421.51	4,525.44	0	-958.41	30,988.54	7,386.23
2011	AUGUST	24,815.25	5,317.90	0	-903.99	29,229.16	6,051.95
2011	SEPTEMBER	25,308.28	4,945.68	0	-907.62	29,346.34	7,157.20
2011	OCTOBER	22,134.06	6,342.28	0	-854.29	27,622.05	4,587.09
2011	NOVEMBER	27,617.00	6,421.31	-25.79	-1,020.38	32,992.14	4,160.86
2011	DECEMBER	23,244.46	7,206.72	0	-913.54	29,537.64	4,359.71
2012	JANUARY	23,359.89	4,393.26	0	-832.59	26,920.56	6,780.83
2012	FEBRUARY	25,526.98	4,160.16	0	-890.61	28,796.53	8,674.90
2012	MARCH	28,559.75	7,902.92	-83.2	-1,091.38	35,288.09	8,671.84
2012	APRIL	23,623.05	9,574.34	-3.33	-995.82	32,198.24	6,178.25
2012	MAY	24,541.36	6,858.38	0	-941.99	30,457.75	5,172.52
2012	JUNE	27,549.48	10,143.28	-380.56	-1,119.37	36,192.83	9,538.15
2012	JULY	27,301.79	10,978.30	-0.78	-1,148.38	37,130.93	5,693.49
2012	AUGUST	30,506.45	7,633.26	-1.86	-1,144.14	36,993.71	9,079.62
2012	SEPTEMBER	24,745.01	8,767.26	-1.51	-1,005.32	32,505.44	4,169.41
2012	OCTOBER	24,429.85	6,119.06	0	-916.47	29,632.44	6,285.49
2012	NOVEMBER	26,792.27	3,318.20	-18.21	-902.77	29,189.49	6,440.89
2012	DECEMBER	27,459.37	3,722.87	0	-935.47	30,246.77	7,076.74
2013	JANUARY	24,879.70	2,889.59	-50	-831.58	26,887.71	5,370.87
2013	FEBRUARY	26,724.12	2,283.36	0	-870.22	28,137.26	3,988.43
2013	MARCH	33,193.18	2,231.83	0	-1,062.75	34,362.26	5,453.53
2013	APRIL	27,197.57	2,107.81	0	-879.16	28,426.22	5,843.58
2013	MAY	30,628.60	2,317.08	-5.16	-988.22	31,952.30	6,412.37
2013	JUNE	29,122.78	7,593.00	-2,091.96	-1,038.71	33,585.11	9,349.84
2013	JULY	32,833.59	2,223.69	-3.64	-1,051.61	34,002.03	7,990.33
2013	AUGUST	36,291.13	3,233.44	-43.08	-1,184.44	38,297.05	15,073.10
2013	SEPTEMBER	34,347.27	8,688.97	0	-1,291.09	41,745.15	11,463.13
2013	OCTOBER	30,797.91	3,943.10	-16,969.14	-533.16	17,238.71	4,370.31
2013	NOVEMBER	29,408.36	1,036.34	0	-913.34	29,531.36	8,019.80
2013	DECEMBER	61,359.57	5,114.91	0	-1,994.23	64,480.25	9,177.12
2014	JANUARY	30,017.85	1,385.43	-4.19	-941.97	30,457.12	4,790.19
2014	FEBRUARY	31,594.51	2,426.46	-3,690.96	-909.9	29,420.11	7,156.77
2014	MARCH	32,421.02	3,271.30	0	-1,070.77	34,621.55	6,011.56
2014	APRIL	33,181.11	6,687.00	0	-1,196.04	38,672.07	8,966.34

2014	MAY	36,039.59	4,958.98	0	-1,229.96	39,768.61	6,281.78
2014	JUNE	30,408.84	3,528.21	-812.08	-993.75	32,131.22	6,908.98
2014	JULY	38,778.88	4,319.77	-165.32	-1,288.00	41,645.33	10,423.14
2014	AUGUST	37,204.63	-1,042.67	0	-1,084.86	35,077.10	12,752.23
2014	SEPTEMBER	35,673.34	2,635.40	0	-1,149.26	37,159.48	6,890.30
2014	OCTOBER	32,755.32	1,097.64	-264.08	-1,007.67	32,581.21	6,242.33
2014	NOVEMBER	29,758.71	4,197.54	-256.71	-1,010.99	32,688.55	7,173.36
2014	DECEMBER	36,212.81	2,697.68	-827.75	-1,142.48	36,940.26	9,673.81
2015	JANUARY	31,430.17	4,819.28	0	-1,087.48	35,161.97	7,641.40
2015	FEBRUARY	28,073.66	2,005.43	0	-902.37	29,176.72	7,068.34
2015	MARCH	30,523.36	3,514.71	-1,252.45	-983.57	31,802.05	7,207.36
2015	APRIL	30,654.89	2,529.75	-406.65	-983.34	31,794.65	7,116.77
2015	MAY	39,248.01	5,794.91	0	-1,351.29	43,691.63	9,533.30
2015	JUNE	31,312.06	4,469.40	-3,589.35	-965.76	31,226.35	6,797.96
2015	JULY	37,820.92	13,511.27	-82.93	-1,537.48	49,711.78	10,182.40
2015	AUGUST	32,702.13	4,749.75	0	-1,123.56	36,328.32	8,532.32
2015	SEPTEMBER	34,772.93	2,776.84	-4.13	-1,126.37	36,419.27	7,182.17
2015	OCTOBER	32,438.30	3,694.75	-13,073.10	-691.8	22,368.15	8,275.22
2015	NOVEMBER	26,484.79	6,798.06	0	-998.49	32,284.36	5,183.27
2015	DECEMBER	35,027.68	8,361.67	-401.67	-1,289.63	41,698.05	5,382.21
2016	JANUARY	34,494.33	1,887.94	0	-1,091.47	35,290.80	7,568.79
2016	FEBRUARY	30,867.40	1,608.14	-1,312.79	-934.88	30,227.87	5,103.29
2016	MARCH	34,681.29	5,691.40	-54.64	-1,209.54	39,108.51	8,511.11
2016	APRIL	32,367.40	2,094.18	0	-1,033.85	33,427.73	6,657.25
2016	MAY	32,517.30	7,487.50	-34,512.80	-164.76	5,327.24	6,533.37
2016	JUNE	38,735.52	7,550.81	0	-1,388.59	44,897.74	9,915.06
2016	JULY	34,322.24	3,484.90	-114.91	-1,130.77	36,561.46	7,592.47
2016	AUGUST	36,751.30	3,824.29	-198.42	-1,211.32	39,165.85	7,313.30
2016	SEPTEMBER	42,023.77	6,704.04	-1.75	-1,461.78	47,264.28	8,791.01
2016	OCTOBER	34,633.96	1,616.05	0	-1,087.50	35,162.51	6,679.20
2016	NOVEMBER	32,423.73	1,774.77	0	-1,025.96	33,172.54	6,436.16
2016	DECEMBER	37,251.12	6,031.09	-299.75	-1,289.47	41,692.99	4,876.80
2017	JANUARY	33,469.65	8,614.34	0	-1,262.52	40,821.47	6,863.48
2017	FEBRUARY	33,713.45	2,042.68	0	-1,072.68	34,683.45	6,736.48
2017	MARCH	42,760.85	3,282.76	-1,234.16	-1,344.28	43,465.17	9,149.62
2017	APRIL	41,358.64	1,773.97	-1,089.74	-1,261.29	40,781.58	7,983.03
2017	MAY	43,807.66	3,357.01	-120.44	-1,411.33	45,632.90	11,624.63
2017	JUNE	43,258.55	7,245.94	-106.53	-1,511.94	48,886.02	9,277.24
2017	JULY	40,577.27	3,157.72	-1,063.48	-1,280.15	41,391.36	6,598.62
2017	AUGUST	41,702.65	5,463.01	-74.28	-1,412.74	45,678.64	10,427.95

2017	SEPTEMBER	50,678.98	2,160.87	-319.62	-1,575.61	50,944.62	13,695.11
2017	OCTOBER	41,192.29	8,828.54	0	-1,500.62	48,520.21	7,569.74
2017	NOVEMBER	43,767.24	5,067.77	-1,397.75	-1,423.12	46,014.14	7,294.89
2017	DECEMBER	53,503.31	8,970.33	0	-1,874.21	60,599.43	8,982.34
2018	JANUARY	40,067.17	1,396.30	0	-1,243.90	40,219.57	8,010.64
2018	FEBRUARY	38,328.66	4,632.29	-216.67	-1,282.33	41,461.95	4,361.85
2018	MARCH	44,653.78	8,958.04	0	-1,608.35	52,003.47	7,890.18
2018	APRIL	43,637.34	3,546.30	0	-1,415.51	45,768.13	7,859.35
2018	MAY	49,767.39	3,104.94	-1,022.46	-1,555.50	50,294.37	9,463.96
2018	JUNE	43,510.52	10,623.77	-895.93	-1,597.15	51,641.21	6,832.18
2018	JULY	42,122.29	1,937.52	-396.1	-1,309.91	42,353.80	5,827.99
2018	AUGUST	50,970.75	2,716.68	0	-1,610.62	52,076.81	13,293.29
2018	SEPTEMBER	39,643.73	3,818.97	0	-1,303.88	42,158.82	6,262.15
2018	OCTOBER	43,991.20	2,897.28	0	-1,406.65	45,481.83	7,533.17
2018	NOVEMBER	44,139.20	4,058.28	-4,983.11	-1,296.43	41,917.94	7,449.37
2018	DECEMBER	43,301.31	4,219.79	0	-1,425.63	46,095.47	8,658.42
2019	JANUARY	41,778.46	2,831.79	-349.28	-1,327.83	42,933.14	8,634.39
2019	FEBRUARY	37,753.03	2,595.61	-4,533.66	-1,074.45	34,740.53	4,058.98
2019	MARCH	45,207.29	3,487.95	-0.9	-1,460.83	47,233.51	8,965.99
2019	APRIL	41,931.04	1,671.25	-944	-1,279.75	41,378.54	7,105.21
2019	MAY	50,371.66	4,608.31	-540.97	-1,633.17	52,805.83	15,575.91
2019	JUNE	47,239.73	4,730.91	0	-1,559.12	50,411.52	6,902.70
2019	JULY	52,092.06	3,821.66	-3,383.94	-1,575.89	50,953.89	9,424.54
2019	AUGUST	47,578.92	11,900.44	0	-1,784.38	57,694.98	7,477.22
2019	SEPTEMBER	53,124.03	7,130.98	0	-1,807.65	58,447.36	11,382.61
2019	OCTOBER	43,090.84	4,687.33	-1,069.43	-1,401.26	45,307.48	8,105.56
2019	NOVEMBER	44,966.28	3,124.88	0	-1,442.73	46,648.43	8,702.34
2019	DECEMBER	51,145.06	4,651.69	0	-1,673.90	54,122.85	7,878.82
2020	JANUARY	42,943.97	1,004.86	-20.42	-1,317.85	42,610.56	8,420.51
2020	FEBRUARY	43,897.77	5,525.53	0	-1,482.70	47,940.60	6,559.23
2020	MARCH	42,056.98	3,509.49	-139.32	-1,362.81	44,064.34	7,372.41
2020	APRIL	41,704.64	12,631.43	-137.66	-1,625.95	52,572.46	2,409.46
2020	MAY	43,803.00	3,207.49	0	-1,410.31	45,600.18	4,510.43
2020	JUNE	55,131.98	6,084.21	0	-1,836.49	59,379.70	12,180.94
2020	JULY	66,198.05	3,798.16	-482.02	-2,085.43	67,428.76	18,066.18
2020	AUGUST	54,937.26	2,161.42	0	-1,712.96	55,385.72	11,556.38
2020	SEPTEMBER	56,125.69	2,273.75	0	-1,751.98	56,647.46	9,608.01
2020	OCTOBER	89,776.04	3,466.82	0	-2,797.29	90,445.57	18,153.45
2020	NOVEMBER	86,949.10	6,479.61	0	-2,802.86	90,625.85	21,547.71
2020	DECEMBER	108,576.77	4,092.67	0	-3,380.08	109,289.36	23,446.26

2021	JANUARY	74,598.19	4,558.11	-879.05	-2,348.32	75,928.93	13,386.75
2021	FEBRUARY	72,896.15	7,312.07	-104.42	-2,403.11	77,700.69	12,505.52
2021	MARCH	93,083.13	3,284.28	-2.9	-2,890.94	93,473.57	14,828.07
2021	APRIL	98,712.24	5,293.21	-969.96	-3,091.06	99,944.43	23,661.01
2021	MAY	97,187.83	4,222.15	-40.35	-3,041.09	98,328.54	25,823.99
2021	JUNE	108,982.91	2,055.87	0	-3,331.16	107,707.62	29,613.97
2021	JULY	95,408.95	7,528.82	-1.31	-3,088.09	99,848.37	18,159.99
2021	AUGUST	99,081.53	3,997.38	0	-3,092.37	99,986.54	19,045.36
2021	SEPTEMBER	95,169.14	26,490.83	0	-3,649.80	118,010.17	14,982.49
2021	OCTOBER	84,890.49	4,810.38	0	-2,691.03	87,009.84	9,257.17
2021	NOVEMBER	99,432.30	7,571.35	-7.31	-3,209.89	103,786.45	13,258.56
2021	DECEMBER	117,320.03	2,872.48	0	-3,605.78	116,586.73	20,511.17
2022	JANUARY	94,993.99	7,431.17	0	-3,072.75	99,352.41	16,055.01
2022	FEBRUARY	100,863.32	14,500.92	0	-3,460.93	111,903.31	31,073.57
2022	MARCH	95,600.01	5,280.99	0	-3,026.43	97,854.57	16,791.29
2022	APRIL	98,630.99	5,313.40	-5,618.25	-2,949.78	95,376.36	18,250.98
2022	MAY	96,913.50	6,326.30	0	-3,097.19	100,142.61	22,080.80
2022	JUNE	119,936.26	5,303.56	-5.08	-3,757.04	121,477.70	35,999.23
2022	JULY	110,599.83	6,739.12	-9,715.04	-3,228.72	104,395.19	25,964.36
2022	AUGUST	115,315.14	8,057.78	0	-3,701.19	119,671.73	24,717.82
2022	SEPTEMBER	107,091.76	5,286.15	0	-3,371.34	109,006.57	20,853.84
2022	OCTOBER	97,831.00	6,146.73	-88,742.95	-457.04	14,777.74	17,684.55
2022	NOVEMBER	103,147.49	5,303.92	-3.61	-3,253.43	105,194.37	14,413.06
2022	DECEMBER	126,213.66	9,717.02	0.00	-4,077.92	131,852.76	19,582.54
2023	JANUARY	99,931.16	4,540.54	-5,737.80	-2,926.02	95,771.88	16,309.36
2023	FEBRUARY	92,450.77	7,723.06	0.00	-3,005.21	97,168.62	17,766.17
2023	MARCH	104,088.00	5,851.20	-5,308.44	-3,138.92	101,491.84	19,821.37
2023	APRIL	107,671.13	7,442.59	0.00	3,453.41	111,660.31	22,676.53
2023	MAY	99,774.64	10,985.95	-871.31	-3,296.68	106,592.60	15,819.03
2023	JUNE	116,964.50	17,405.68	-13.16	-4,030.71	130,326.31	34,107.82
2023	JULY	90,489.34	16,652.84	-196.52	-3,208.37	103,737.29	20,060.61
2023	AUGUST	106,653.66	11,652.42	-2.66	-3,549.10	114,754.32	20,898.64
2023	SEPTEMBER	94,484.67	11,064.11	-32.35	-3,165.49	102,350.94	17,374.97
2023	OCTOBER	89,704.24	15,907.81	-4.06	-3,168.24	102,439.75	19,912.75
2024	NOVEMBER	97,589.16	14,908.49	-4,550.34	-3,238.42	104,708.89	21,411.40
2024	DECEMBER	95,134.75	22,651.96	0.00	-3,533.60	114,253.11	12,711.15

*City of Waverly, Nebraska
Waverly, Nebraska*

September 30, 2023

*Financial Statements
and
Independent Auditor's Report*

City of Waverly, Nebraska

For the year ended September 30, 2023

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INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and City Council
City of Waverly, Nebraska

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities – modified cash basis, the business-type activities – modified cash basis, each major governmental fund – modified cash basis, and the aggregate remaining governmental funds – modified cash basis for the governmental funds and accrual basis for the proprietary funds of the City of Waverly, Nebraska, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Waverly, Nebraska's basic financial statements as listed in the table of contents.

Qualified Opinion on the Government-Wide Governmental and Business-Type Activities, and Governmental Fund Activities

In our opinion, except for the effects, if any, of the matter described in the Basis for Qualified Opinion on the Government-Wide Governmental and Business-Type Activities, and Governmental Fund Activities section, the financial statements referred to above present fairly, in all material respects, the respective financial position of the government-wide governmental and business-type activities and governmental fund activities of the City of Waverly, Nebraska, as of September 30, 2023, and the respective changes in financial position thereof for the year then ended in accordance with the modified cash basis of accounting.

Unmodified Opinion on the Proprietary Fund Activities

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of each proprietary fund as presented in the proprietary fund financial statements of the City of Waverly, Nebraska, as of September 30, 2023, and the respective changes in financial position, and where applicable, the cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Waverly, Nebraska and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Qualified Opinion on the Government-Wide Governmental and Business-Type Activities, and Governmental Fund Activities

As described in Note A of the financial statements, the government-wide governmental and business-type activities and the governmental fund activities are prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Accounting principles generally accepted in the United States of America require the government-wide financial statements be prepared using the economic resources measurement focus and the accrual basis of accounting and require the governmental fund financial statements be prepared using the current financial resources measurement focus and the modified accrual basis of accounting. The variances between the modified cash basis described in Note A and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the modified cash basis of accounting for the governmental and business-type activities and governmental funds and in accordance with accounting principles generally accepted in the United States of America for the proprietary funds described in Note A, and for determining that the modified cash basis of accounting is an acceptable basis for the preparation of the financial statements of the governmental and business-type activities and the governmental funds in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Waverly, Nebraska's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City of Waverly, Nebraska's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Waverly, Nebraska’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Waverly, Nebraska’s basic financial statements. The Budgetary Comparison Schedule of Receipts, Disbursements, and Change in Fund Balance is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Budgetary Comparison Schedule of Receipts, Disbursements, and Change in Fund Balance is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Budgetary Comparison Schedule of Receipts, Disbursements, and Change in Fund Balance is fairly stated, in all material respects, in relation to the basic financial statements as a whole on the basis of accounting described in Note B.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February XX, 2024 on our consideration of City of Waverly, Nebraska’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Waverly, Nebraska’s internal control over financial reporting and compliance.

Lincoln, Nebraska
February XX, 2024

City of Waverly, Nebraska

STATEMENT OF NET POSITION - MODIFIED CASH BASIS

September 30, 2023

	Governmental Activities (Note A)	Business-type Activities (Note A)	Total
ASSETS			
Cash and cash equivalents (notes A and B)	\$ 6,347,476	\$ 6,639,335	\$ 12,986,811
Restricted cash (note G)	3,555,037	28,000	3,583,037
Cash at county treasurer	20,350	-	20,350
Restricted cash at county treasurer	10,195	-	10,195
	<u>\$ 9,933,058</u>	<u>\$ 6,667,335</u>	<u>\$ 16,600,393</u>
LIABILITIES			
Deposits payable	<u>\$ -</u>	<u>\$ 20,513</u>	<u>\$ 20,513</u>
NET POSITION (note A)			
Restricted (note H)	\$ 3,565,232	\$ 28,000	\$ 3,593,232
Unrestricted	6,367,826	6,618,822	12,986,648
	<u>\$ 9,933,058</u>	<u>\$ 6,646,822</u>	<u>\$ 16,579,880</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

STATEMENT OF ACTIVITIES - MODIFIED CASH BASIS

For the year ended September 30, 2023

Functions/Programs	Disbursements	Program Receipts			Net Receipts (Disbursements) and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities (Note A)	Business-type Activities (Note A)	Total
Governmental activities							
General government	\$ (1,022,834)	\$ 235,353	\$ 3,034	\$ -	\$ (784,447)	\$ -	\$ (784,447)
Public safety	(300,913)	85,315	1,205,715	-	990,117	-	990,117
Streets	(549,598)	13,488	-	-	(536,110)	-	(536,110)
Culture and recreation	(6,963,887)	259,970	282,500	-	(6,421,417)	-	(6,421,417)
Public welfare	(50,086)	21,929	-	-	(28,157)	-	(28,157)
Lottery	(2,163,739)	2,396,337	-	-	232,598	-	232,598
TIF	(440,427)	665,765	-	-	225,338	-	225,338
Principal, interest and charges on debt	(1,122,447)	-	-	-	(1,122,447)	-	(1,122,447)
Total governmental activities	<u>(12,613,931)</u>	<u>3,678,157</u>	<u>1,491,249</u>	<u>-</u>	<u>(7,444,525)</u>	<u>-</u>	<u>(7,444,525)</u>
Business-type activities							
Water	(936,877)	1,030,729	-	-	-	93,852	93,852
Sewer	(1,224,020)	1,535,920	-	-	-	311,900	311,900
Total business-type activities	<u>(2,160,897)</u>	<u>2,566,649</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>405,752</u>	<u>405,752</u>
Total activities	<u>\$ (14,774,828)</u>	<u>\$ 6,244,806</u>	<u>\$ 1,491,249</u>	<u>\$ -</u>	<u>(7,444,525)</u>	<u>405,752</u>	<u>(7,038,773)</u>
General receipts							
Property taxes					1,421,718	-	1,421,718
Motor vehicle tax					145,520	-	145,520
Sales and use tax					1,227,252	-	1,227,252
In lieu and other tax					7,695	-	7,695
Interest income					241,965	126,065	368,030
Occupation tax					476,853	-	476,853
Intergovernmental					597,789	-	597,789
Special assessments					32,862	-	32,862
Bond and note proceeds					2,500,000	-	2,500,000
Total general receipts					<u>6,651,654</u>	<u>126,065</u>	<u>6,777,719</u>
Change in net position					(792,871)	531,817	(261,054)
Beginning net position					<u>10,725,929</u>	<u>6,115,005</u>	<u>16,840,934</u>
Ending net position					<u>\$ 9,933,058</u>	<u>\$ 6,646,822</u>	<u>\$ 16,579,880</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

BALANCE SHEET - MODIFIED CASH BASIS
GOVERNMENTAL FUNDS

September 30, 2023

	<u>General</u>	<u>Debt Service</u>	<u>City Sales Tax</u>	<u>Street</u>	<u>Lottery</u>	<u>Other Governmental Funds</u>	<u>Total Governmental Funds</u>
ASSETS							
Cash and cash equivalents (notes A and B)	\$2,565,097	\$ -	\$ 3,071,079	\$ 711,300	\$ -	\$ -	\$ 6,347,476
Restricted cash (note G)	815,864	323,484	-	-	877,773	1,537,916	3,555,037
Cash at county treasurer	20,350	-	-	-	-	-	20,350
Restricted cash at county treasurer	-	6,083	-	-	-	4,112	10,195
Total assets	<u>\$3,401,311</u>	<u>\$ 329,567</u>	<u>\$ 3,071,079</u>	<u>\$ 711,300</u>	<u>\$ 877,773</u>	<u>\$ 1,542,028</u>	<u>\$ 9,933,058</u>
FUND BALANCES (note A)							
Restricted (note H)	\$ 815,864	\$ 329,567	\$ -	\$ -	\$ 877,773	\$ 1,542,028	\$ 3,565,232
Committed (note H)	-	-	3,071,079	-	-	-	3,071,079
Assigned (note H)	1,546,023	-	-	711,300	-	-	2,257,323
Unassigned	1,039,424	-	-	-	-	-	1,039,424
Total fund balances	<u>\$3,401,311</u>	<u>\$ 329,567</u>	<u>\$ 3,071,079</u>	<u>\$ 711,300</u>	<u>\$ 877,773</u>	<u>\$ 1,542,028</u>	<u>\$ 9,933,058</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

STATEMENT OF RECEIPTS, DISBURSEMENTS AND
CHANGES IN FUND BALANCES - MODIFIED CASH BASIS
GOVERNMENTAL FUNDS

For the year ended September 30, 2023

	General	Debt Service	City Sales Tax	Street	Lottery	Other Governmental Funds	Total Governmental Funds
RECEIPTS							
Taxes	\$ 1,677,094	\$ 806,107	\$ 828,698	\$ -	\$ -	\$ 665,765	\$ 3,977,664
Intergovernmental	-	-	-	597,788	-	-	597,788
Charges for services	517,252	-	-	13,488	2,396,337	85,315	3,012,392
Investment income	100,230	5,103	55,611	13,883	23,131	44,007	241,965
Grants and donations	1,352,500	-	-	-	-	138,749	1,491,249
Total receipts	<u>3,647,076</u>	<u>811,210</u>	<u>884,309</u>	<u>625,159</u>	<u>2,419,468</u>	<u>933,836</u>	<u>9,321,058</u>
DISBURSEMENTS							
Current							
General government	987,505	-	-	-	-	11,614	999,119
Public safety	-	-	-	-	-	292,391	292,391
Streets	-	-	-	549,598	-	-	549,598
Public welfare	50,086	-	-	-	-	128	50,214
Culture and recreation	653,787	-	-	-	-	-	653,787
Lottery	-	-	-	-	2,163,739	-	2,163,739
Debt service							
Principal	220,000	675,000	-	-	90,000	440,427	1,425,427
Interest	35,753	93,854	-	-	7,840	-	137,447
Capital outlay	6,310,100	-	32,107	-	-	-	6,342,207
Total disbursements	<u>8,257,231</u>	<u>768,854</u>	<u>32,107</u>	<u>549,598</u>	<u>2,261,579</u>	<u>744,560</u>	<u>12,613,929</u>
Excess (deficiency) of receipts over disbursements	(4,610,155)	42,356	852,202	75,561	157,889	189,276	(3,292,871)
OTHER FINANCING SOURCES (USES)							
Proceeds from the issuance of debt (note D)	2,500,000	-	-	-	-	-	2,500,000
Interfund transfers in (out) (notes A and E)	(198,600)	-	-	284,999	(188,000)	101,601	-
Total other financing sources (uses)	<u>2,301,400</u>	<u>-</u>	<u>-</u>	<u>284,999</u>	<u>(188,000)</u>	<u>101,601</u>	<u>2,500,000</u>
NET CHANGE IN FUND BALANCES	(2,308,755)	42,356	852,202	360,560	(30,111)	290,877	(792,871)
BEGINNING FUND BALANCE	<u>5,710,066</u>	<u>287,211</u>	<u>2,218,877</u>	<u>350,740</u>	<u>907,884</u>	<u>1,251,151</u>	<u>10,725,929</u>
ENDING FUND BALANCE	<u>\$ 3,401,311</u>	<u>\$ 329,567</u>	<u>\$ 3,071,079</u>	<u>\$ 711,300</u>	<u>\$ 877,773</u>	<u>\$ 1,542,028</u>	<u>\$ 9,933,058</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

STATEMENT OF NET POSITION
BUSINESS-TYPE ACTIVITIES

September 30, 2023

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
ASSETS			
Current assets			
Cash and cash equivalents (notes A and B)	\$ 1,738,923	\$ 4,900,412	\$ 6,639,335
Restricted cash (note G)	-	28,000	28,000
Accounts receivable (note A)	82,506	123,524	206,030
Inventory (note A)	<u>107,132</u>	<u>-</u>	<u>107,132</u>
Total current assets	<u>1,928,561</u>	<u>5,051,936</u>	<u>6,980,497</u>
Noncurrent assets			
Capital assets (notes A and C)	<u>4,587,431</u>	<u>8,986,495</u>	<u>13,573,926</u>
Total assets	<u>\$ 6,515,992</u>	<u>\$ 14,038,431</u>	<u>\$ 20,554,423</u>
LIABILITIES			
Current liabilities			
Accounts payable	20,689	\$ 20,546	\$ 41,235
Deposits payable	20,513	-	20,513
Accrued expenses	33,928	25,615	59,543
Current maturities on long-term obligations (note D)	<u>120,000</u>	<u>515,000</u>	<u>635,000</u>
Total current liabilities	195,130	561,161	756,291
Long-term debt, less current portion (note D)	<u>1,240,000</u>	<u>3,630,000</u>	<u>4,870,000</u>
Total liabilities	<u>\$ 1,435,130</u>	<u>\$ 4,191,161</u>	<u>\$ 5,626,291</u>
NET POSITION (note A)			
Net investment in capital assets	\$ 3,227,431	\$ 4,841,495	\$ 8,068,926
Restricted (note H)	-	28,000	28,000
Unrestricted	<u>1,853,431</u>	<u>4,977,775</u>	<u>6,831,206</u>
Total net position	<u>\$ 5,080,862</u>	<u>\$ 9,847,270</u>	<u>\$ 14,928,132</u>

Amounts reported for business-type activities in the statement of net position are different because:

Total net position fund financials (page 8)	\$ 14,928,132
Capital assets used in business-type activities are not financial resources and, therefore, not reported in the funds	(13,573,926)
Other assets not available to pay for current-period expenditures and, therefore, deferred in the funds	
Accounts receivable	(206,030)
Inventory	(107,132)
Liabilities, including bonds payable, are not due and payable in the current period and, therefore, not reported in the funds	<u>5,605,778</u>
	<u>\$ 6,646,822</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND NET POSITION
BUSINESS-TYPE ACTIVITIES

For the year ended September 30, 2023

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
OPERATING REVENUES			
User fees	\$ 859,484	\$ 1,457,542	\$ 2,317,026
Miscellaneous income	145,879	81,762	227,641
Total operating revenues	<u>1,005,363</u>	<u>1,539,304</u>	<u>2,544,667</u>
OPERATING EXPENSES			
Salaries	175,129	125,416	300,545
Payroll taxes	12,106	8,696	20,802
Retirement	8,306	5,932	14,238
Meetings and training	2,086	1,027	3,113
Repairs and maintenance	116,747	256,673	373,420
Utilities	34,820	86,695	121,515
Telephone	1,719	2,492	4,211
Insurance	46,122	37,214	83,336
Operating supplies	54,649	20,346	74,995
Printing	5,586	1,976	7,562
Legal and professional	42,189	9,333	51,522
Gas and oil	2,591	1,396	3,987
Rent	345	864	1,209
Depreciation	219,491	325,634	545,125
Total operating expenses	<u>721,886</u>	<u>883,694</u>	<u>1,605,580</u>
Operating income	<u>283,477</u>	<u>655,610</u>	<u>939,087</u>
NONOPERATING REVENUE (EXPENSE)			
Gain on sale of capital assets	5,500	-	5,500
Interest income	33,119	92,945	126,064
Interest expense	(16,693)	(43,723)	(60,416)
Total nonoperating revenue (expense)	<u>21,926</u>	<u>49,222</u>	<u>71,148</u>
INCREASE IN NET POSITION	305,403	704,832	1,010,235
BEGINNING NET POSITION	<u>4,775,459</u>	<u>9,142,438</u>	<u>13,917,897</u>
ENDING NET POSITION	<u>\$ 5,080,862</u>	<u>\$ 9,847,270</u>	<u>\$ 14,928,132</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF PROPRIETARY FUNDS
TO THE STATEMENT OF ACTIVITIES

For the year ended September 30, 2023

Amounts reported for business-type activities in the government-wide statement of activities (page 5) are different because:

Net change in fund balances - total proprietary funds (page 9)	\$ 1,010,235
The government-wide statement of activities reports capital outlays as expenditures while proprietary funds report depreciation expense to allocate those expenditures over the life of the assets:	
Capital asset purchases capitalized	(353,814)
Depreciation expense	545,125
Expenditures in the proprietary funds that do not require use of current financial resources are not reported as expenditures in the government-wide statement of activities:	
Accrued expenses	26,193
Inventory	(56,633)
Accounts payable	(32,746)
Revenues in the proprietary funds that do not provide current financial resources are not reported as revenues in the government-wide statement of activities:	
Accounts receivable	23,457
The government-wide statement of activities reports principal bond payments as expenses while proprietary funds report the bonds as liabilities and report principal payments as a reduction to the liabilities:	
Principal payments	<u>(630,000)</u>
Change in net position of government-wide business-type activities (page 5)	<u>\$ 531,817</u>

See accompanying notes to financial statements.

City of Waverly, Nebraska

STATEMENT OF CASH FLOWS
BUSINESS-TYPE ACTIVITIES

For the year ended September 30, 2023

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 1,030,614	\$ 1,537,510	\$ 2,568,124
Cash paid to employees	(187,235)	(134,112)	(321,347)
Cash paid to suppliers	(383,537)	(420,501)	(804,038)
Net cash provided by operating activities	<u>459,842</u>	<u>982,897</u>	<u>1,442,739</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of asset	5,500	-	5,500
Interest received	33,119	92,945	126,064
Net cash provided by investing activities	<u>38,619</u>	<u>92,945</u>	<u>131,564</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of capital assets	(236,540)	(117,274)	(353,814)
Principal paid on long-term obligations	(120,000)	(510,000)	(630,000)
Interest paid on long-term obligations	(16,693)	(43,723)	(60,416)
Net cash used by capital and related financing activities	<u>(373,233)</u>	<u>(670,997)</u>	<u>(1,044,230)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	125,228	404,845	530,073
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>1,613,695</u>	<u>4,523,567</u>	<u>6,137,262</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 1,738,923</u>	<u>\$ 4,928,412</u>	<u>\$ 6,667,335</u>
Reconciliation of operating income to net cash provided by operating activities			
Operating income	<u>\$ 283,477</u>	<u>\$ 655,610</u>	<u>\$ 939,087</u>
Adjustments to reconcile operating income to net cash provided by operating activities			
Depreciation expense	219,491	325,634	545,125
(Increase) decrease in assets			
Accounts receivable	25,251	(1,794)	23,457
Inventory	(56,633)	-	(56,633)
Increase (decrease) in liabilities			
Accounts payable	(24,889)	(7,857)	(32,746)
Deposits payable	(1,744)	-	(1,744)
Accrued expenses	14,889	11,304	26,193
Total adjustments to operating income	<u>176,365</u>	<u>327,287</u>	<u>503,652</u>
Net cash provided by operating activities	<u>\$ 459,842</u>	<u>\$ 982,897</u>	<u>\$ 1,442,739</u>

See accompanying notes to financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity. The City of Waverly, Nebraska (the City) is a governmental entity established under and governed by the laws of the State of Nebraska and governed by an elected mayor and city council. As required by accounting principles generally accepted in the United States of America, these financial statements present only the City. There are no legally separate organizations for which the elected officials of the City are financially accountable or for which exclusion from these financial statements would cause them to be misleading or incomplete.

Basis of Presentation. The government-wide financial statements, which include the statement of net position and the statement of activities, report financial information for the City as a whole. The effect of interfund activity has been removed from these statements. *Governmental activities*, which are generally supported by property taxes and intergovernmental receipts, are reported separately from *business-type activities*, which rely on fees and charges to external customers.

The fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitutes its assets, liabilities, fund equity, revenues/receipts and expenditures/expenses. Separate financial statements are provided for governmental funds and business-type activities. The City presently has no fiduciary funds. Major individual governmental funds and major individual business-type activities are reported as separate columns in the fund financial statements. The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities. GASB No. 34 sets forth minimum criteria for the determination of major funds. The City can electively add funds, as major funds, which have a specific community focus. The non-major funds are combined into a single column in the fund financial statements.

The City reports the following major governmental funds:

General Fund: Primary operating fund of the City and is always classified as a major fund. All financial resources except those required to be accounted for in another fund, are accounted for in the general fund.

Street Fund (special revenue fund): Used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for this purpose.

Debt Service Fund: Used to account for the accumulation of resources for, and the payment of, general long-term debt, interest and related costs.

City Sales Tax Fund (special revenue fund): Used to account for the receipt of city sales tax committed to community improvement projects of the City and expenditures paid for community improvement projects.

Lottery Fund (special revenue fund): Accounts for the City's percentage of Keno receipts and the gross Keno receipts (net of cash prizes) and the expenditures paid for the Keno operator commission, Keno winner payouts, Lottery tax and community betterment activities/projects financed with Keno receipts.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Basis of Presentation – Continued.

The City reports the following non-major governmental funds:

Fire: Accounts for receipts from service calls, rural fire department payments, and donations and the expenditures paid for related costs.

Community Redevelopment Revenue Notes, Series 2008A (CRRN E): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Watts Electric Project.

Community Redevelopment Revenue Notes, Series 2009A (CRRN F): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Kamterter Project.

Community Redevelopment Revenue Notes, TIF G (CRRN G): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Waverly Area B Redevelopment Project.

Community Redevelopment Revenue Notes, TIF H (CRRN H): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Tractor Supply Distribution Center Expansion Project.

Community Redevelopment Revenue Notes, TIF I (CRRN I): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Tractor Supply Company Project and the Tractor Supply Retail Store Development Project.

Community Redevelopment Revenue Notes, TIF J (CRRN J): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Vacek Enterprises Project.

Community Redevelopment Revenue Notes, TIF K (CRRN K): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Woodstock Holdings Project.

Community Redevelopment Revenue Notes, TIF L (CRRN L): Accounts for the accumulation of TIF revenues and the payment of TIF indebtedness comprised of long-term principal, interest and related costs related to the Northwest Electric Project.

Community Redevelopment Revenue Notes, TIF Admin: Accounts for the accumulation of TIF Administration fees and the payment of the City's TIF Note issuance costs and other redevelopment purposes.

Business-type activities are used to account for business-like activities provided to the general public.

The City reports the following major business-type activities:

Water Fund (enterprise fund): Accounts for the activities of the City's water distribution operations.

Sewer Fund (enterprise fund): Accounts for the activities of the City's sanitary sewer collection operations.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Measurement Focus and Basis of Accounting. Measurement focus is a term used to describe “how” transactions are recorded within the financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus. In the government-wide statement of net position and statement of activities, both governmental and business-type activities are reported using the economic resources measurement focus and a prescribed basis of accounting that demonstrates compliance with the modified cash basis and budget laws of the State of Nebraska.

In the fund financial statements, the governmental funds utilize the current financial resources measurement focus and a prescribed basis of accounting that demonstrates compliance with the modified cash basis and budget laws of the State of Nebraska. Under this method, the balance sheet generally includes only current financial assets and liabilities. The statement of revenues, expenditures, and changes in fund balances, presents sources and uses of available spendable financial resources during the given period. These funds use fund balance as a measure of available spendable financial resources at the end of the given period.

In the fund financial statements, the business-type activities utilize the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities (whether current or noncurrent, financial or nonfinancial) associated with their activities are reported. Business-type activity equity is classified as net position.

Basis of Accounting. In the government-wide statement of net position and statement of activities and the governmental fund financial statements, activities are presented using the modified cash basis of accounting. This basis recognizes assets, liabilities, net position/fund balance, revenue, and expenditures/expenses when they result from cash transactions, adjusted for modifications related to cash-based interfund receivables and payables, investments, and cash-based payroll assets and liabilities. This basis is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

As a result of the use of this modified cash basis of accounting, certain assets and their related revenues (such as accounts receivable and revenue for billed or provided services not yet collected) and certain liabilities and their related expenses (such as accounts payable and expenses for goods or services received but not yet paid and accrued expenses and liabilities) are not recorded in these financial statements.

In the business-type activity fund financial statements, activities are presented using the accrual basis of accounting. Under this basis, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

If the City utilized the basis of accounting recognized as generally accepted in the United States of America, all government-wide and business-type activity fund financial statements would be presented on the accrual basis of accounting. The governmental fund financial statements would use the modified accrual basis of accounting.

The City applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Cash and Cash Equivalents. For purposes of the statements of cash flows, the City considers all unrestricted highly liquid investments with an original maturity of three months or less to be cash equivalents.

Accounts Receivable. Accounts receivable represent charges to customers for billed and unbilled usage of the City’s utility systems. Accounts receivable are reported at the amount management expects to collect from outstanding balances are year-end. Based on management’s assessment of the credit history with customers having outstanding balances and current relationships with them, management has concluded that realization losses on balances outstanding at year-end will be immaterial.

Inventory. Inventories are stated at the lower of cost or net realizable value. Cost is determined by the first-in, first-out (FIFO) method. Inventory consists primarily of operating supplies used in the City’s business-type activities.

Capital Assets. The accounting treatment of capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), and depreciation, depends on whether the assets are used in governmental or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

In the government-wide and governmental fund financial statements, capital assets arising from cash transactions acquired for use in operations are included in capital outlay expenditures upon acquisition.

In the business-type activity fund financial statements, capital assets are reported in the applicable business-type activity columns as assets in the statement of net position. Capital assets are carried at cost, if purchased, and at fair market value at the date of contribution, if received by donation, less accumulated depreciation. Depreciation is provided for in amounts sufficient to relate the cost of depreciable assets to operations over their estimated useful lives computed primarily on the straight-line method. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extends an asset’s life are not capitalized. The range of estimated useful lives by type of asset is as follows:

Systems	50 years
Buildings and improvements	10-40 years
Equipment	3-10 years

Accrued Expenses. Accrued expenses represent the liability for accrued salaries, vacation, sick leave, payroll taxes as well as the liability for accrued interest on long-term debt obligations. The City pays wages biweekly. Full-time employees earn vacation leave which may be accumulated by employees to a maximum of 30 working days. Sick pay benefits may be accumulated by employees to a maximum of 120 working days. Payment for unused sick leave shall be paid on the basis of one-third of the accumulated time after the employee has reached ten years of employment with the City. Accumulated leave that is liquidated with expendable available financial resources is reported as an expenditure of the City funds as paid in the governmental funds and government-wide financials. No liability is recorded for non-vesting accumulating rights to receive vacation and sick leave benefits in the governmental funds and government-wide financials. A liability is recorded for the proprietary funds.

Long-Term Obligations and Deferred Charges. In the government-wide and governmental fund financial statements, debt proceeds are reported as other financing sources and payment of principal and interest reported as debt service expenditures. Liabilities are not reported. Bond premiums and discounts, as well as bond issuance costs, are recognized during the current period. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Long-Term Obligations and Deferred Charges – Continued.

In the business-type activity fund financial statements, all long-term debt and other long-term obligations arising from cash basis transactions to be repaid from business-type resources are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are recognized as an expense in the period incurred.

Conduit debt arrangements of governmental funds are not reported as liabilities in the fund financial statements. The face amount of the bond, as well as the related redevelopment costs are not reported in the fund financial statements. While the notes are in the City's name, they are secured by TIF revenues and are not a debt obligation of the City.

Equity. In the government-wide and business-type activity financial statements, equity is classified as net position and displayed in three components:

Net investment in capital assets. Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted net position. Consists of net assets with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws and regulations of other governments; or 2) law through constitutional provisions or enabling legislation.

Unrestricted net position. Consists of all other assets that do not meet the definition of "net investment in capital assets" or "restricted."

In the governmental fund financial statements, equity is classified as fund balance. The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used.

Nonspendable. Amounts that are not in a spendable form or are required to be maintained intact.

Restricted. Amounts constrained to specific purposes by their providers (such as grantors, bondholders and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed. Amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority, to be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint.

Assigned. Amounts the City intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority.

Unassigned. Amounts that are available for any purpose.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Equity – Continued.

The City Council establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance or resolution. This is typically done through adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the City. Assigned fund balance is established by the City Council through adoption or amendment of the budget as intended for specific purpose (such as the purchase of fund assets or construction or for other purposes).

When fund balance resources are available for a specific purpose in more than one classification, it is the City's policy to use the most restrictive funds first in the following order: restricted, committed, assigned and unassigned as they are needed.

Revenue/Receipts and Expenditures/Expenses.

Program Receipts. In the government-wide statement of activities, modified cash basis revenues that are derived directly from each activity or from parties outside the City's taxpayers are reported as program receipts. The City has the following program receipts in each activity:

General Government: Fees, rents, permits, and licenses.

Public Safety: Police and Fire service calls and other charges, Rural Fire District payments, grants and donations.

Streets: Highway allocation and incentive payments, reimbursements and labor and materials sold.

Public Welfare: Grave opening/closing fees, lot sales and donations

Culture and Recreation: Park and pool admission, lesson and registration fees; grants and donations

Lottery: Gross Keno receipts, net of cash prizes and the City's share of gross proceeds as paid according to the Lottery Operation Agreements.

TIF Revenues: Ad valorem property taxes and monies received from redevelopment companies directed to TIF Indebtedness

All other governmental revenues are reported as general. All taxes are classified as general receipts even if restricted for a specific purpose. Property tax receipts are recognized when received by the County Treasurer.

Leases: A lease is as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Under the modified cash basis, lease expenses are recorded in the period paid. Under the accrual basis for the proprietary funds, a right to use asset and lease liability are recorded.

Operating Revenue and Expenses. Operating revenues and expenses for business-type activities result from providing services and producing and delivering goods and/or services. They also include all revenues and expenses not related to capital and related financing, noncapital financing, or investing activities.

NOTES TO FINANCIAL STATEMENTS

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Interfund Activities. In the process of aggregating the financial information for the government-wide financial statements, some amounts reported as interfund activity in the fund financial statements have been eliminated or reclassified. Interfund transfers represent flow of assets from one fund to another where repayment is not expected.

Use of Estimates. The preparation of the business-type activities fund financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures (such as estimated useful lives in determining depreciation expense); accordingly, actual results could differ from those estimates.

NOTE B - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Cash and Investments. State Statutes authorize the City to invest in certificates of deposit and time deposits in any state or national bank in the State of Nebraska. Additionally, State Statutes require banks either to give bond or to pledge government securities (types of which are specifically identified in the Statutes) to the extent that deposits exceed the amount insured by the Federal Deposit Insurance Corporation (FDIC). At September 30, 2023, all amounts in excess of the FDIC coverage are collateralized. The City has not experienced any losses on such accounts.

Budgets and Budgetary Accounting. As prescribed by State Statutes, the City adopts an annual budget for all fund types. The annual budget is prepared in accordance with the cash basis of accounting. All annual appropriations lapse at year end.

Property Taxes. Property tax levies are set by the City Council and filed with the County Clerk on or before September 30. Real and personal property taxes are due and become an enforceable lien on property on December 31. The first half of real estate and personal property taxes become delinquent on May 1, and the second half become delinquent September 1 following the levy date.

City of Waverly, Nebraska

NOTES TO FINANCIAL STATEMENTS

NOTE C - CAPITAL ASSETS

Capital asset activity for business-type activities of the City for the year ended September 30, 2023 is as follows:

	Business-Type Activities			Balance 9/30/23
	Balance 9/30/22	Additions	Retirements	
Water				
Capital assets, depreciated				
Land	\$ 651,250	\$ -	\$ -	\$ 651,250
Equipment	412,118	37,307	(33,268)	416,157
Systems	6,810,010	45,881	-	6,855,891
Construction in progress	127,842	153,352	-	281,194
Total capital assets, depreciated	<u>8,001,220</u>	<u>236,540</u>	<u>(33,268)</u>	<u>8,204,492</u>
Less accumulated depreciation for				
Equipment	(350,292)	(25,752)	33,268	(342,776)
Systems	(3,080,546)	(193,739)	-	(3,274,285)
Total accumulated depreciation	<u>(3,430,838)</u>	<u>(219,491)</u>	<u>33,268</u>	<u>(3,617,061)</u>
Total capital assets, depreciated, net	<u>\$ 4,570,382</u>	<u>\$ 17,049</u>	<u>\$ -</u>	<u>\$ 4,587,431</u>
Sewer				
Capital assets, depreciated				
Land	\$ 98,110	\$ -	\$ -	\$ 98,110
Equipment	235,028	-	-	235,028
Systems	12,934,175	-	-	12,934,175
Construction in progress	83,720	117,274	-	200,994
Total capital assets, depreciated	<u>13,351,033</u>	<u>117,274</u>	<u>-</u>	<u>13,468,307</u>
Less accumulated depreciation for				
Equipment	(169,673)	(4,791)	-	(174,464)
Systems	(3,986,505)	(320,843)	-	(4,307,348)
Total accumulated depreciation	<u>(4,156,178)</u>	<u>(325,634)</u>	<u>-</u>	<u>(4,481,812)</u>
Total capital assets, depreciated, net	<u>\$ 9,194,855</u>	<u>\$ (208,360)</u>	<u>\$ -</u>	<u>\$ 8,986,495</u>
Total business-type capital assets, depreciated, net	<u>\$ 13,765,237</u>	<u>\$ (191,311)</u>	<u>\$ -</u>	<u>\$ 13,573,926</u>

The financial statements included depreciation expense for the year ended September 30, 2023 of \$219,491 and \$325,634 for the water and sewer funds, respectively.

City of Waverly, Nebraska

NOTES TO FINANCIAL STATEMENTS

NOTE D - LONG-TERM OBLIGATIONS

Long-term obligations consist of:

	Balance 9/30/22	Additions	Reductions	Balance 9/30/23	Due Within One Year
Governmental activities					
(a) Municipal Improvement Bond, Series 2023: Dated April 2023, interest 3.6%. Final payment due December 2027.	\$ -	\$ 2,500,000	\$ -	\$ 2,500,000	\$ -
(b) General obligation sewer refunding bonds: Dated June 2021, interest .35 - 1.3%. Final Payment June 2029.	1,575,000	-	(220,000)	1,355,000	225,000
(c) General obligation various purpose bond: Dated August 2016, interest 1.15-1.9%. Final payment due August 2026.	140,000	-	(35,000)	105,000	35,000
(d) Highway allocation refunding bond: Dated September 2016, interest 1.10-1.65%. Final payment due December 2024.	240,000	-	(80,000)	160,000	80,000
(e) General obligation various purpose bond: Dated June 2019, interest 1.75-2.95%. Final payment due June 2034.	1,765,000	-	(130,000)	1,635,000	130,000
(f) Highway Allocation Fund Program (HAFP): Dated, November 19/2020, Interest .55% - .95%. Final payment due December 2027.	440,000	-	(55,000)	385,000	55,000
(g) Refunding Certificates of Participation: Dated, November 19/2020, Interest .55%-1.04%. Final payment due September 2030.	760,000	-	(90,000)	670,000	95,000
(h) General obligation various purpose bond: Dated June 2021, interest .45-1.80%. Final payment due June 2035.	2,105,000	-	(155,000)	1,950,000	155,000
(i) General Obligation Aquatic Center 2021: Dated 03/25/2021, Interest 0.250%-1.800%. Final payment due December 2035.	3,280,000	-	(220,000)	3,060,000	220,000
Total governmental activities long-term obligations	<u>\$ 10,305,000</u>	<u>\$ 2,500,000</u>	<u>\$ (985,000)</u>	<u>\$ 11,820,000</u>	<u>\$ 995,000</u>

City of Waverly, Nebraska

NOTES TO FINANCIAL STATEMENTS

NOTE D - LONG-TERM OBLIGATIONS – CONTINUED

	Balance 9/30/22	Additions	Reductions	Balance 9/30/23	Due Within One Year
Business-type activities					
(j) Water refunding bonds: Dated November 2021, interest .35 - 1.75%. Final Payment December 2034.	1,480,000	-	(120,000)	1,360,000	120,000
(k) Combined Utility Revenue Refunding Bonds Series 2021: Dated November 2021, interest .40% - 1.4%. Final payment due December 2029.	2,510,000	-	(305,000)	2,205,000	305,000
(l) Combined utility revenue refunding: Dated December 2020, interest .50%-1.5%. Final payment due June 2025.	2,145,000	-	(205,000)	1,940,000	210,000
Total business-type activities long-term obligations	<u>\$ 6,135,000</u>	<u>\$ -</u>	<u>\$ (630,000)</u>	<u>\$ 5,505,000</u>	<u>\$ 635,000</u>

Aggregate maturities on long-term obligations for the years following September 30, 2023 are as follows:

Year Ending September 30,	Governmental Activities		Business-type Activities	
	Bonds		Bonds	
	Principal	Interest	Principal	Interest
2024	\$ 995,000	\$ 127,858	\$ 635,000	\$ 57,435
2025	1,015,000	119,126	630,000	53,806
2026	940,000	109,791	635,000	49,434
2027	3,435,000	99,879	645,000	43,990
2028	955,000	89,063	650,000	37,490
2028-2032	3,210,000	273,423	2,130,000	79,518
2033-2037	1,270,000	34,275	180,000	2,625
	<u>\$ 11,820,000</u>	<u>\$ 853,415</u>	<u>\$ 5,505,000</u>	<u>\$ 324,298</u>

The financial statements included interest expense of \$35,753, \$93,854, \$7,840, \$16,693 and \$43,723 for the year ended September 30, 2023 for the general fund, debt fund, lottery fund, water fund and sewer fund, respectively.

NOTES TO FINANCIAL STATEMENTS

NOTE E - INTERFUND TRANSFERS

Transfers between funds of the primary government for the year ended September 30, 2023 consist of:

Transfer To	Transfer From			Total
	General Fund	Lottery Fund		
General Fund	\$ -	\$ 198,600	\$ 188,000	\$ 386,600
Street Fund	284,999	-	-	284,999
Nonmajor Governmental	101,601	-	-	101,601
Total	<u>\$ 386,600</u>	<u>\$ 198,600</u>	<u>\$ 188,000</u>	<u>\$ 773,200</u>

The flow of assets from one fund to another where repayment is not expected is reported as transfers. Transfers are used to (1) move receipts from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted receipts in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations. General fund internal transfers have been eliminated.

NOTE F - RISK MANAGEMENT AND CONTINGENCIES

The City is exposed to various risks of loss related to limited torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters for which the City carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

In the normal course of operations, the City receives grant funds from various Federal and State agencies. The grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as a result of these audits is not believed to be material.

NOTE G - RESTRICTED CASH

Restricted cash in the amount of \$28,000 in the sewer fund is for repayment of debt.

Restricted cash in the amount of \$323,484 and restricted cash at the county treasurer in the amount of \$6,083 in the debt service fund represents cash restricted for the payment of debt.

Restricted cash in the amount of \$77,696 in the general fund represents restricted funds for the cemetery and \$738,168 for ARPA grant purposes.

Restricted cash in the amount of \$1,537,916 and restricted cash at the county treasurer of \$4,112 in the other non-major governmental include \$404,614 for fire equipment and \$1,133,302 in TIF funds.

City of Waverly, Nebraska

NOTES TO FINANCIAL STATEMENTS

NOTE H - RESTRICTED, COMMITTED, AND ASSIGNED BALANCES

Restricted Net Position and Fund Balance

Fund	Restricted Purpose	Restricted Fund Balance	Restricted Net Position
General fund	ARPA grant purposes and public welfare funds	\$ 815,864	\$ 815,864
Debt Service fund	Payment of debt	329,567	329,567
Other Governmental funds	TIF and Fire fund expenditures	1,542,028	1,542,028
Lottery fund	Prize payouts and community betterment	877,773	877,773
Sewer fund	Payment of debt	28,000	28,000
		<u>\$ 3,593,232</u>	<u>\$ 3,593,232</u>

Fund	Assigned Purpose	Assigned Fund Balance
General fund	Public welfare and culture and recreation	\$ 1,546,023
Street fund	Street improvement projects	711,300
		<u>\$ 2,257,323</u>

Fund	Committed Purpose	Committed Fund Balance
Sales Tax fund	Capital projects	<u>\$ 3,071,079</u>

NOTE I - OPERATING LEASE

As Lessee

Operating Leases – The City has entered into lease agreements for the purpose of leasing land. These lease agreements qualify as operating leases for accounting purposes. Leases are recorded as they are paid in accordance with the modified cash basis of accounting.

Future minimum lease payments are as follows:

<u>Year ending September 30,</u>	<u>Business-Type Activities</u>
2024	\$ 777
2025	777
	<u>\$ 1,554</u>

NOTES TO FINANCIAL STATEMENTS

NOTE I - OPERATING LEASE - CONTINUED

Lease Purchase Agreement – On August 10, 2015, the City entered into a license and easement agreement and a lease purchase agreement that continues until September 15, 2030, under a declaration of trust with BOKF, National Association (BOKF). The City is granting BOKF the license and easement rights regarding the real property known as Lawson Park, along with related improvements and personal property. BOKF is financing the cost of the project through the issuance of certificates of participation, par value of \$1,300,000, and then leasing the project to the City. The project consists of a 4-field softball/baseball facility together with a centrally located building housing an admission counter, restrooms, storage, offices, announcer's stand, field lighting, scoreboards, dugouts, fencing, and other related improvements and personal property.

Under the lease, The City is required to pay basic rent due on each March 15 and September 15, commencing March 15, 2016. Basic rent is composed of an interest component and a principal component and mirrors the redemption of the certificates of participation, which carry interest rates in the range of 0.55% to 1.40%. The obligations of the certificates of participation are included in the long-term debt payable schedule displayed later in this note. Rent paid by the lottery fund during the fiscal year ended September 30, 2023 was \$97,840.

Future Minimum Lease Payments: Future minimum lease payments for the fiscal year under the lease purchase agreement along with the present value of the minimum lease payments as of September 30, 2023 are:

	<u>Year ended September 30,</u>	
	2024	\$ 102,255
	2025	101,638
	2026	95,783
	2027	99,972
	2028	103,880
	2029-2030	<u>199,130</u>
Total minimum lease payments		<u>702,658</u>
Less amount representing interest		<u>32,658</u>
Present value of lease payments		<u>\$ 670,000</u>

As Lessor

The City is the lessor of several operating leases with various expiration dates. The rent income is reported in the General Fund as it is received. No receivables are recognized in accordance with the modified cash basis of accounting.

NOTES TO FINANCIAL STATEMENTS

NOTE J - RETIREMENT PLAN

The City adopted the City of Waverly, Nebraska 457(b) Plan, a deferred compensation plan, with John Hancock Life Insurance Company as provider and administered by Benefits Plan, Inc. It covers all employees that have completed three months of continuous service. The plan was established and is amended by Board resolution. Enrollment in the plan is voluntary. Participants elect the amount of their salary reduction contributions based on W-2 wages, with no limitations outside those imposed by the Internal Revenue Code. In addition, employees over age 50 are eligible to make catch up contributions. The City's matching contributions are determined by a discretionary formula it deems advisable for each payroll period. The City's contributions for each employee are vested immediately. The plan also adopted an amendment as of March 1, 2018, to allow Roth elective deferrals. The City's contributions under the plan amounted to \$36,775 and the employee contributions totaled \$34,140 which included \$15,435 of Roth deferrals. All employer and employee contributions have been transferred to the plan's provider for the year ended September 30, 2023.

NOTE K - CONCENTRATIONS OF CREDIT RISK

The City provides water and sewer services to residents of the City. In the course of providing these services, the City extends credit to its customers, which is uncollateralized.

NOTE L - TAX ABATEMENTS AND CUSTODIAL ACCOUNT

As of September 30, 2023, the City provides tax abatements through the Tax Increment Financing (TIF) program.

The Tax Increment Financing Law allows for the increased property taxes generated by the improvement of blighted property to be used to pay for the financing of community redevelopment/TIF projects. The statues of community redevelopment/RIF are found in Neb.Rev.Stat. SS 18-2101 through 18-2150. The City must declare the area as substandard, blighted, and in need of redevelopment. The City is required to prepare a redevelopment plan. TIF bonds may be issued for the acquisition of property, site preparation, and public improvements. An agreement is entered into between the City and the developer, and a base valuation is established. The base property valuation remains assessable to all taxing entities. Any increase in value and resulting taxes are used to pay off the debt incurred for the redevelopment project. The project must not exceed a 15-year period.

The City is paying agent and registrar of a tax increment financing/community redevelopment revenue note and as such records restricted cash in its financial statements. As agent and registrar, the City accounts, but is not responsible for, the collection of receipts by which the notes will be paid, and the payment of principal and interest due on the note. The note is a debt of the tax increment financing project and not of the City of Waverly. As of September 30, 2023, the total TIF indebtedness was \$2,751,511. The City is the custodian of funds amounting to \$992,046 as of September 30, 2023, relating to the tax increment financing project. All TIF-related transactions are reported as receipts and disbursements within the General Fund.

For the year ended September 30, 2023, the City abated \$665,766 in property tax revenue under the tax increment/community redevelopment program.

NOTES TO FINANCIAL STATEMENTS

NOTE M - SUBSEQUENT EVENTS

Subsequent events have been evaluated through the audit report date, the date the financial statements were available to be issued.

Preliminary Draft

SUPPLEMENTAL INFORMATION

City of Waverly, Nebraska

BUDGETARY COMPARISON SCHEDULE OF RECEIPTS, DISBURSEMENTS,
AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - CASH BASIS

For the year ended September 30, 2023

	<u>Original and Final Budget</u>	<u>Actual Amounts (Budgetary Basis) (See Note B)</u>	<u>Variance with Final Budget</u>
BEGINNING BUDGETARY FUND BALANCE		\$ 16,840,934	
RECEIPTS			
General		6,147,076	
Debt Service		811,210	
Street		625,159	
Other		933,836	
Sales Tax		884,309	
Lottery		2,419,468	
Water		1,051,243	
Sewer		1,661,984	
Transfers		386,600	
Total receipts	\$ 19,801,015	14,920,885	\$ 4,880,130
DISBURSEMENTS			
General		8,257,231	
Debt Service		768,854	
Street		549,598	
Other		744,560	
Sales Tax		32,107	
Lottery		2,261,579	
Water		936,877	
Sewer		1,224,020	
Transfers	-	386,600	
Total disbursements	28,278,287	15,161,426	13,116,861
NET CHANGE IN FUND BALANCE	\$ (8,477,272)	(240,541)	\$ (8,236,731)
ENDING BUDGETARY FUND BALANCE		\$ 16,600,393	

INDEPENDENT AUDITOR'S REPORT ON
INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

The City Council
City of Waverly, Nebraska

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Waverly, Nebraska, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City of Waverly, Nebraska's basic financial statements and have issued our report thereon dated February XX, 2024.

The government-wide and governmental funds financial statements have been prepared using a prescribed basis of accounting that demonstrates compliance with the modified cash basis, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Waverly, Nebraska's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Waverly, Nebraska's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Waverly, Nebraska's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be a material weakness and a significant deficiency.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. We consider the deficiency described in the accompanying schedule of findings and responses as item 2023-1 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and responses as item 2023-2 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Waverly, Nebraska's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The City of Waverly, Nebraska's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Waverly, Nebraska's response to the findings identified in our engagement and described in the accompanying schedule of findings and responses. The City of Waverly, Nebraska's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lincoln, Nebraska
February XX, 2024

SCHEDULE OF FINDINGS AND RESPONSES

Year ended September 30, 2023

Findings - Financial Statement Audit

The audit disclosed one material weaknesses in City of Waverly, Nebraska's internal control over financial reporting summarized as follows:

2023-1 - Financial Statement Preparation

Criteria: Communication, in writing, to management and those charged with governance, of significant deficiencies and material weaknesses identified in an audit is required.

Condition: The City does not have an internal control system designed to provide for the preparation of the financial statements being audited.

Context: We performed interviews of personnel and management to determine if management has the ability to prepare the financial statements in accordance with the basis of accounting used for the City's financial statements.

Cause: The City's accounting personnel do not have the expertise to prepare financial statements, including note disclosures, in accordance with the basis of accounting used by the City. This is not an unusual deficiency for an entity of this size.

Effect or potential effect: The material weakness results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the City's internal control.

Recommendation: The City of Waverly, Nebraska's management, Mayor, and City Council must rely on its review and oversight authority to mitigate this inherent weakness in its internal control system.

Views of Responsible Officials: The City of Waverly, Nebraska's management, Mayor and City Council will rely on its review and oversight authority to mitigate this inherent weakness in its internal control system.

SCHEDULE OF FINDINGS AND RESPONSES - CONTINUED

Year ended September 30, 2023

Findings - Financial Statement Audit - Continued

The audit disclosed one significant deficiency in City of Waverly, Nebraska's internal control over financial reporting summarized as follows:

2023-2 - Inadequate Segregation of Duties

Criteria: The segregation of duties and responsibilities between different individuals for custody of assets, recordkeeping for those assets, and reconciliation of those asset accounts is an important control activity needed to adequately protect the entity's assets and ensure accurate financial reporting.

Condition: The City of Waverly, Nebraska does not have appropriate segregation of duties. Presently, the same individual has access, record-keeping, and reconciliation responsibilities.

Context: We observed inadequate segregation of duties through interviews of personnel and management and through review of management's documented processes. Cash payments and cash receipts represent the entirety of the cash flow of the entity.

Cause: The City's limited size and staffing resources have made it difficult for management to provide sufficient staffing to fully segregate incompatible duties in a cost-effective manner. This is not an unusual deficiency for an entity of this size.

Effect or potential effect: The significant deficiency adversely affects the City's ability to initiate, authorize, record, process, or report financial data reliably such that there is more than a remote likelihood that a misstatement of the City's financial statements that is more than inconsequential will not be prevented or detected by the City's internal control.

Recommendation: The City of Waverly, Nebraska's management, Mayor and City Council must rely on its review and oversight authority to mitigate this inherent weakness in its internal control system.

Views of Responsible Officials: The City of Waverly, Nebraska's management, Mayor, and City Council will rely on its review and oversight authority to mitigate this inherent weakness in its internal control system.

CORRECTIVE ACTION PLAN

Year ended September 30, 2023

The corrective action plan for the internal control material weakness, financial statement preparation (2023-1), is summarized as follows:

Corrective Action Planned: The City of Waverly, Nebraska's management, Mayor, and City Council will rely on its review and oversight authority to mitigate this inherent weakness in its internal control system.

Anticipated Completion Date: Continuous.

Responsible: Management, Mayor, and City Council.

The corrective action plan for the internal control significant deficiency, lack of segregation of duties (2023-2), is summarized as follows:

Corrective Action Planned: The City of Waverly, Nebraska's management, Mayor and City Council will rely on its review and oversight authority to mitigate this inherent weakness in its internal control system.

Anticipated Completion Date: Continuous.

Responsible: Management, Mayor, and City Council.

Abby Pascoe, President of Council



**AGREEMENT
BETWEEN OWNER AND ENGINEER
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of the date signed by the Owner between City of Waverly (“Owner”) and JEO Consulting Group, Inc. (“Engineer”).

Owner’s project, of which Engineer’s services under this Agreement are a part, is generally identified as follows:

2024 Waverly Water and Sewer Rate Study (“Project”).

JEO Project Number: 240765.00

Owner and Engineer further agree as follows:

ARTICLE 1 - SERVICES OF ENGINEER

1.01 Scope

A. Engineer shall provide, or cause to be provided, the services set forth herein and in Exhibit A.

ARTICLE 2 - OWNER’S RESPONSIBILITIES

2.01 Owner Responsibilities

A. Owner responsibilities are outlined in Section 3 of Exhibit B.

ARTICLE 3 - COMPENSATION

3.01 Compensation

A. Owner shall pay Engineer as set forth in Exhibit A and per the terms in Exhibit B.

B. The fee for the Project is:

Rate Study Preparation:	\$	19,900.00 Lump Sum
Total Fee:	\$	19,900.00 Lump Sum

C. The Standard Hourly Rates Schedule shall be adjusted annually (as of approximately January 1st) to reflect equitable changes in the compensation payable to Engineer. The current hourly rate schedule can be provided upon request.

ARTICLE 4 - EXHIBITS AND SPECIAL PROVISIONS

4.01 Exhibits

Exhibit A – Scope of Services
Exhibit B – General Conditions

4.02 Total Agreement

A. This Agreement (consisting of pages 1 to 2 inclusive, together with the Exhibits identified as included above) constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Owner: City of Waverly

Engineer: JEO Consulting Group, Inc.



By: _____

By: Aaron Beauclair, PE

Title: _____

Title: Senior Project Engineer

Date Signed: _____

Date Signed: February 14, 2024

Address for giving notices:

Address for giving notices:

City of Waverly

JEO Consulting Group, Inc.

14130 Lancashire Street

2000 Q Street, Suite 500

Waverly, NE 68462

Lincoln, NE 68503

JEO CONSULTING GROUP INC JEO ARCHITECTURE INC

1. SCOPE OF SERVICES: JEO Consulting Group, Inc. (JEO) shall perform the services described in Exhibit A. JEO shall invoice the owner for these services at the fee stated in Exhibit A.

2. ADDITIONAL SERVICES: JEO can perform work beyond the scope of services, as additional services, for a negotiated fee or at fee schedule rates.

3. OWNER RESPONSIBILITIES: The owner shall provide all criteria and full information as to the owner's requirements for the project; designate and identify in writing a person to act with authority on the owner's behalf in respect to all aspects of the project; examine and respond promptly to JEO's submissions; and give prompt written notice to JEO whenever the owner observes or otherwise becomes aware of any defect in work.

Unless otherwise agreed, the owner shall furnish JEO with right-of-access to the site in order to conduct the scope of services. Unless otherwise agreed, the owner shall also secure all necessary permits, approvals, licenses, consents, and property descriptions necessary to the performance of the services hereunder. While JEO shall take reasonable precautions to minimize damage to the property, it is understood by the owner that in the normal course of work some damage may occur, the restoration of which is not a part of this agreement.

4. TIMES FOR RENDERING SERVICES: JEO's services and compensation under this agreement have been agreed to in anticipation of the orderly and continuous progress of the project through completion. Unless specific periods of time or specific dates for providing services are specified in the scope of services, JEO's obligation to render services hereunder shall be for a period which may reasonably be required for the completion of said services.

If specific periods of time for rendering services are set forth or specific dates by which services are to be completed are provided, and if such periods of time or date are changed through no fault of JEO, the rates and amounts of compensation provided for herein shall be subject to equitable adjustment. If the owner has requested changes in the scope, extent, or character of the project, the time of performance of JEO's services shall be adjusted equitably.

5. INVOICES: JEO shall submit invoices to the owner monthly for services provided to date and a final bill upon completion of services. Invoices are due and payable within 30 days of receipt. Invoices are considered past due after 30 days. Owner agrees to pay a finance charge on past due invoices at the rate of 1.0% per month, or the maximum rate of interest permitted by law.

If the owner fails to make any payment due to JEO for services and expenses within 30 days after receipt of JEO's statement, JEO may, after giving 7 days' written notice to the owner, suspend services to the owner under this agreement until JEO has been paid in full all amounts due for services, expenses, and charges.

6. STANDARD OF CARE: The standard of care for all services performed or furnished by JEO under the agreement

shall be the care and skill ordinarily used by members of JEO's profession practicing under similar circumstances at the same time and in the same locality. JEO makes no warranties, express or implied, under this agreement or otherwise, in connection with JEO's services.

JEO shall be responsible for the technical accuracy of its services and documents resulting therefrom, and the owner shall not be responsible for discovering deficiencies therein. JEO shall correct such deficiencies without additional compensation except to the extent such action is directly attributable to deficiencies in owner furnished information.

7. REUSE OF DOCUMENTS: Reuse of any materials (including in part plans, specifications, drawings, reports, designs, computations, computer programs, data, estimates, surveys, other work items, etc.) by the owner on a future extension of this project, or any other project without JEO's written authorization shall be at the owner's risk and the owner agrees to indemnify and hold harmless JEO from all claims, damages, and expenses including attorney's fees arising out of such unauthorized use.

8. ELECTRONIC FILES: Copies of Documents that may be relied upon by the owner are limited to the printed copies (also known as hard copies) that are signed or sealed by JEO. Files in electronic media format of text, data, graphics, or of other types that are furnished by JEO to the owner are only for convenience of the owner. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk.

a. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it shall perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 30 day acceptance period shall be corrected by the party delivering the electronic files. JEO shall not be responsible to maintain documents stored in electronic media format after acceptance by the owner.

b. When transferring documents in electronic media format, JEO makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by JEO at the beginning of the project.

c. The owner may make and retain copies of documents for information and reference in connection with use on the project by the owner.

d. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

e. Any verification or adaptation of the documents by JEO for extensions of the project or for any other project shall entitle JEO to further compensation at rates to be agreed upon by the owner and JEO.

9. SUBCONSULTANTS: JEO may employ consultants as JEO deems necessary to assist in the performance of the services. JEO shall not be required to employ any consultant unacceptable to JEO.

10. INDEMNIFICATION: To the fullest extent permitted by law, JEO and the owner shall indemnify and hold each other

JEO CONSULTING GROUP INC JEO ARCHITECTURE INC

harmless and their respective officers, directors, partners, employees, and consultants from and against any and all claims, losses, damages, and expenses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) to the extent such claims, losses, damages, or expenses are caused by the indemnifying parties' negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of JEO and the owner, they shall be borne by each party in proportion to its negligence.

11. INSURANCE: JEO shall procure and maintain the following insurance during the performance of services under this agreement:

- a. Workers' Compensation: Statutory
- b. Employer's Liability
 - i. Each Accident: \$500,000
 - ii. Disease, Policy Limit: \$500,000
 - iii. Disease, Each Employee: \$500,000
- c. General Liability
 - i. Each Occurrence (Bodily Injury and Property Damage): \$1,000,000
 - ii. General Aggregate: \$2,000,000
- d. Auto Liability
 - i. Combined Single: \$1,000,000
- e. Excess or Umbrella Liability
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$1,000,000
- f. Professional Liability:
 - i. Each Occurrence: \$1,000,000
 - ii. General Aggregate: \$2,000,000
- g. All policies of property insurance shall contain provisions to the effect that JEO and JEO's consultants' interests are covered and that in the event of payment of any loss or damage the insurers shall have no rights of recovery against any of the insureds or additional insureds thereunder.
- h. The owner shall require the contractor to purchase and maintain general liability and other insurance as specified in the Contract Documents and to cause JEO and JEO's consultants to be listed as additional insured with respect to such liability and other insurance purchased and maintained by the contractor for the project.
- i. The owner shall reimburse JEO for any additional limits or coverages that the owner requires for the project.

12. TERMINATION: This agreement may be terminated by either party upon 7 days prior written notice. In the event of termination, JEO shall be compensated by owner for all services performed up to and including the termination date. The effective date of termination may be set up to thirty (30) days later than otherwise provided to allow JEO to demobilize personnel and equipment from the site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble project materials in orderly files.

13. GOVERNING LAW: This agreement is to be governed by the law of the state in which the project is located.

14. SUCCESSORS, ASSIGNS, AND BENEFICIARIES: The owner and JEO each is hereby bound and the partners, successors, executors, administrators and legal representatives of the owner and JEO are hereby bound to the other party to this agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, with respect to all covenants, agreements and obligations of this agreement.

- a. Neither the owner nor JEO may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment shall release or discharge the assignor from any duty or responsibility under this agreement.
- b. Unless expressly provided otherwise in this agreement: Nothing in this agreement shall be construed to create, impose, or give rise to any duty owed by the owner or JEO to any contractor, contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them.
- c. All duties and responsibilities undertaken pursuant to this agreement shall be for the sole and exclusive benefit of the owner and JEO and not for the benefit of any other party.

15. PRECEDENCE: These standards, terms, and conditions shall take precedence over any inconsistent or contradictory language contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding JEO's services.

16. SEVERABILITY: Any provision or part of the agreement held to be void or unenforceable shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the owner and JEO, who agree that the agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

17. NON-DISCRIMINATION CLAUSE: Pursuant to Neb. Rev. Stat. § 73-102, the parties declare, promise, and warrant that they have and will continue to comply fully with Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C.A § 1985, et seq.) and the Nebraska Fair Employment Practice Act, Neb. Rev. Stat. § 48-1101, et seq., in that there shall be no discrimination against any employee who is employed in the performance of this agreement, or against any applicant for such employment, because of age, color, national origin, race, religion, creed, disability or sex.

18. E-VERIFY: JEO shall register with and use the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee pursuant to the Immigration Reform and Control Act of 1986, to determine the work eligibility status of new employees physically performing services within the state where the work shall be performed. Engineer shall require the same of each consultant.

SCOPE OF SERVICES

PROJECT DESCRIPTION:

The City of Waverly owns and operates water and sewer utilities. Every 5 years, the city reviews the rates they charge their customers and make adjustments according to market trends, debt service costs, operating costs, and potential capital improvements projects. The last water and sewer rate study was completed in 2019 and the city desires to reassess their current rates with an updated 2024 rate study.

It is intended that JEO will reuse as much data from the 2019 rate study as possible. The city will need to supplement any missing data and provide capital improvements projects and their priorities as well as the latest financial data at a minimum.

BASIC SERVICES [LUMP SUM]

RATE STUDY PREPARATION PHASE:

Project Management:

- A. Provide project management oversight over all facets and phases of the project. Project management shall include the following services:
 - a. Provide timely and coordinated communication to and from the Owner for requests for information, providing progress updates, scheduling meetings, and receiving and providing feedback.
 - b. Provide oversight, monitor staff, and ensure proper staffing levels are maintained to ensure scope of services and schedule are met.
 - c. Review billed hours by design team and prepare invoice statements for Owner.

Water Utility – Cost of Service and Rate Design:

- A. Review the current rate structure.
- B. Review historical water use records for the user classes.
- C. Review peak loadings from water production readings.
- D. Review the past three years audit documents to establish a history of system revenue and expenses.
- E. Review existing debt service requirements.
- F. Calculate the current Cost of Service (COS) for the water utility. Provide comparisons of this COS with the current rate structure.
- G. Project future revenue needs based on information from the City, future growth plans, water supply needs, etc. This projection will cover the fiscal years of 2024-2029 and shall incorporate both recent and anticipated capital expenditures in the water system. This analysis will review the recent water consumption by domestic and commercial users and will evaluate both recent and anticipated development.
- H. Work with the City staff to develop up to three rate scenarios to provide adequate funds for operating expenditures.
- I. Provide the City of Waverly with a stepped 5-year recommendation on a proposed rate structure for the Water Utility.

Exhibit A – 2024 Water and Sewer Rate Study

Sewer Utility – Cost of Service and Rate Design:

- A. Review the current rate structures.
- B. Review historical sewer use records for the user classes.
- C. Review peak loadings from sewer flows.
- D. Review the past three (3) years audit documents to establish a history of system revenue and expenses.
- E. Review existing debt service requirements.
- F. Project future revenue needs based on information from the City, future growth plans, sewer needs, etc. This projection will cover the fiscal years of 2024-2029 and shall incorporate both recent and anticipated capital expenditures in the sewer system.
- G. Calculate the current Cost of Service (COS) for the wastewater department. Provide comparisons of this COS with the current rate structure. This shall include both hydraulic and simplified organic contributions to the WWTF.
- H. Work with the City of Waverly staff to review the performance of the existing rate structure and assess up to three rate scenarios to provide changes for adequate funds for operating expenditures, if necessary.
- I. Provide the City of Waverly with a stepped 5-Year recommendation on a proposed rate structure for the Wastewater Department.

Other Services:

- A. Provide a limited review of the water and sewer ordinances. Examples include:
 - a. Deposits for new customers
 - b. Beginning sewer rates for new customers
 - c. Collection on unpaid accounts
 - d. Insufficient funds payments

MEETINGS INCLUDED WITHIN SCOPE OF SERVICES:

- A. Coordinate and attend a project kick-off meeting with the City of Waverly Staff. The purpose of this meeting shall be to better define the desired results of this rate study and to collect the necessary information from the City. **[1 Meeting]**
- B. Subsequent to the analysis and prior to preparing the final documentation, JEO shall meet with City Staff to review the recommended rate structures and make changes according to the City's desire. **[1 Meeting]**
- C. Present the final proposed rate structure to the City of Waverly Council at a public meeting, (if requested). **[1 Meeting]**

ESTIMATED TIME FRAME:

- A. City to deliver requested data to JEO by April 1, 2024.
 - a. Delays in delivery of data to JEO may impact overall schedule.
- B. Water and Sewer Rate Study to be complete and ready to present to council 140 days after data received by JEO
 - a. Goal is to present at August 27, 2024 council meeting.

ADDITIONAL SERVICES [NOT INCLUDED, BUT CAN BE INCLUDED UPON REQUEST]:

- A. Impact fee (or similar) determination and recommendation.

Exhibit A – 2024 Water and Sewer Rate Study

- B. WEF method review of sewer utility organic loadings.
- C. Any meetings not outlined in the scope of services are excluded from the scope of services.

CITY OF WAVERLY RESPONSIBILITIES:

- A. Provide JEO Consulting Group, Inc. with the necessary financial records to assess and develop the proposed rate structures. This financial data shall follow the format of the previous rate studies.
- B. Provide opinions on the anticipated growth rate within the City of Waverly.
- C. Provide JEO with the necessary utility information including water and wastewater usage, number of connections, etc.
- D. Provide flexibility in meeting with JEO staff to facilitate a timely completion of the evaluation.

Green Streak Inc.
 16885 N. 190th
 Greenwood, NE 68366
 Nick@Greenstreak.pro

Estimate

Date	Estimate #
2/16/2024	1880

Name / Address
Waverly old pool

Project
Seeding 2023

Item	Description	Qty	Units	Cost	Total
Mobilization	Bid item to mobilize to old pool demo site to complete finish grading and seeding operations.	1	Lump Sum	250.00	250.00
Seeding Operations	Bid item for finish grading all disturbed areas where the pool was removed. Approximately 20,000 SF will be graded to sheet drain, prepped for seeding, fertilized, cross drill seeded with turf type fescue at 10 lbs. per 1,000 SF, hydromulched with 100% wood hydromulch at 1,800 lbs. per acre. This will be done first thing in Spring 2024 when the ground conditions are dry enough.	21,000	SF	0.16	3,360.00
Miscellaneous	If we need to haul dirt in from the new pool area due to settling we can, a dump truck and loader to load the dirt will be billed at \$140 per hour. We might need 2 to 4 more loads of dirt due to settling and holes that are in the area right now. Actual hours needed to be billed per hour.	4	Hours	140.00	560.00
	<p>Bid Terms:</p> <p>*Total square footage may be adjusted if more area is disturbed</p> <p>*The grade must be +/- 1/10th before arrival</p> <p>*Site must be clear of all foreign debris</p> <p>*We will not be solely liable for conditions out of our control such as severe weather: mainly heavy rain that causes flooding or erosion of prepared and planted seedbeds.</p> <p>*This bid does not include any maintenance or watering</p>				

<i>Green Streak Inc. guarantees that all of our work will be done in a professional manner and be of the highest quality in the industry</i>	Total	\$4,170.00
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KROGER LANDSCAPES, INC.

11901 N 79th St
Lincoln, NE 68517
402-430-0080
eric@krogerne.com

Estimate 1058

ADDRESS Waverly Parks and Rec	SHIP TO Waverly Parks and Rec	DATE 02/26/2024	TOTAL \$8,300.00
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PROJECT
Pool Demo

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/26/2024	Dirt Haul In	Dirt Haul In	0	0.00	0.00
	Grade	Grade, to prep for seed	1	1,550.00	1,550.00
	Seed	Preferred Turf, Fescue Seed, with Double Net Straw Blankets	1,800	3.75	6,750.00

Old pool Demo.
bring in topsoil, grade and prep for seed, drill seed and
install straw blankets on all.

SUBTOTAL 8,300.00
TAX 0.00

TOTAL **\$8,300.00**

THANK YOU.

Accepted By

Accepted Date